



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Meydenbauer Bay Park Phase I

LOCATION OF PROPOSAL: 9815 Lake Washington Blvd NE

DESCRIPTION OF PROPOSAL The City of Bellevue Parks Department is proposing to construct a waterfront park designed to take advantage of the unique opportunities associated with providing public access to the shoreline. The project provides a range of recreational options including: active and passive recreation, a human-powered boat launch, swim beach, children's play area, and a moorage and pedestrian viewing pier. These activity areas are supported by a beach house with changing rooms, lifeguard station, and upgrades to the existing historical Whaling Building. Also featured is a large area dedicated to shoreline habitat restoration, including daylighting of an existing piped stream and extensive riparian and forest planting and restoration. Because of the challenging topography, developing the site will require extensive grading and the use of retaining walls throughout to provide for pathways and open usable areas. Frontage improvements are planned on Lake Washington Boulevard and parking will be provided along 99th Avenue NE. Additional parking will be available by restriping the existing Meydenbauer Marina lot.

File Numbers: 15-108435-WA, 15-108436-WG, 15-108428-LB, 15-105431-LO

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **4/7/2016**
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

Cara V. Holland

Environmental Coordinator

3/24/2016

Date

OTHERS TO RECEIVE THIS DOCUMENT:

- ☐ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☐ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
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- ☐ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Meydenbauer Bay Park Phase I

Proposal Address: 9815 Lake Washington Blvd NE

Proposal Description: The City of Bellevue Parks Department is proposing to construct a waterfront park designed to take advantage of the unique opportunities associated with providing public access to the shoreline. The project provides a range of recreational options including: active and passive recreation, a human-powered boat launch, swim beach, children's play area, and a moorage and pedestrian viewing pier. These activity areas are supported by a beach house with changing rooms, lifeguard station, and upgrades to the existing historical Whaling Building. Also featured is a large area dedicated to shoreline habitat restoration. Parking for 118 vehicles will be provided to support park and marina uses.

File Number: 15-108435-WA, 15-108436-WG, 15-108428-LB, 15-108431-LO

Applicant: City of Bellevue Parks Department

Decisions Included: Shoreline Conditional Use Permit (Process I), Shoreline Substantial Development Permit (Process II), Conditional Use Permit (Process I), Critical Areas Land Use Permit (Process II)

Planner: Michael Paine, Environmental Planning Manager

**State Environmental Policy Act
Threshold Determination:** Determination of Non-Significance
Carol V. Helland
Carol V. Helland, Environmental Coordinator
Development Services Department

**Director's Recommendation
Decision:** Approval with Conditions
Michael A. Brennan, Director
Development Services Department
By: Carol V. Helland
Carol V. Helland, Land Use Director

Application Date:	April 14, 2015
Notice of Application Date:	May 21, 2015 (included signs)
Recommendation/Decision Publication Date:	March 24, 2016
Public Hearing Date:	April 14, 2016
Appeal Deadline for SEPA and CALUP	April 7, 2016
Appeal Deadline for Shoreline Permit (SDP)	April 14, 2016

For information on how to appeal a project proposal, visit the Permit Center at City Hall or call 425-452-6800. Appeal of the SEPA Threshold Determination, Critical Areas Land Use Permit or Shoreline Permit must be made to the City of Bellevue City Clerk's Office by 5 p.m. on the date noted above for SEPA appeal deadline.

CONTENT

I.	Request and Review Process.....	Pg. 1
II.	Proposal Description.....	Pg. 4
III.	Site Description, Zoning/Context and Critical Areas.....	Pg. 5
IV.	Consistency with General Land Use Code Requirements.....	Pg. 12
V.	Public Process and Public Comment.....	Pg. 18
VI.	Changes in Response to Comment.....	Pg. 25
VII.	Technical Review.....	Pg. 26
VIII.	State Environmental Policy Act.....	Pg. 31
IX.	Critical Areas Land Use Permit.....	Pg. 43
X.	Shoreline Substantial Development Permit.....	Pg. 58
XI.	Shoreline Conditional Use Permit.....	Pg. 62
XII.	Conditional Use Permit.....	Pg. 67
XIII.	Recommendation and Decision of the Director with Conditions.....	Pg. 72

LIST OF ATTACHMENTS

- A. Plans and Drawings
- B. Critical Areas Report
- C. Project Description
- D. SEPA Checklist
- E. Parking and Traffic Study
- F. Comment Letters
- G. Implementation Principles
- H. Comprehensive Plan Analysis
- I. Mitigation Plan
- J. Geotechnical Study (in file)
- K. Parking Logs (in file)

I. REQUEST AND REVIEW PROCESS

A. Background

The City of Bellevue's interest in establishing a significant waterfront presence in Meydenbauer Bay is rooted in a vision of expanding public access to the shoreline and ensuring continued shoreline access into the future. Based on long standing policies contained in the Comprehensive Plan and the Parks, Recreation and Open Space Plan, the idea of creating a significant public presence at Meydenbauer Bay, connected to the Downtown by a graceful pedestrian connection, gained momentum with the adoption by the Council of the consolidated Meydenbauer Park and Land Use Plan (Plan) and Final Environmental Impact Statement in 2010. The Plan merges previous policy direction and further refines the City's proposal to develop a public park on the north shore of Meydenbauer Bay that incorporates the existing Meydenbauer Beach Park and additional City-owned properties along Meydenbauer Bay. This Plan provides overarching vision, organization, and programming focus by defining aesthetic objectives, suggesting a balance of active spaces and restored natural areas, providing a range of recreational amenities, and suggesting pedestrian connections between the waterfront and uplands to Downtown. The Plan was subjected to environmental review in the manner endorsed under the Growth Management Act (GMA) and the State Environmental Policy Act (SEPA). Refer to WAC 197-11-210 through WAC 197-11-235 for information regarding SEPA and GMA integration.

The project proposal under review—Meydenbauer Bay Park Phase 1 (Project)—is the first phase of implementation of the Meydenbauer Bay Park and Land Use Plan (Plan). The Plan implementation is broken out into phases due to funding constraints. No funding for future phases beyond the Project has been identified; future phases of the Plan will be permitted separately as funding allows.

B. Request

The City of Bellevue's Parks Department (Parks) is requesting approval of a proposal to construct a 6.7 acre public park on 770 feet of shoreline on Lake Washington. The Project proposes elements identified in the Plan. The Plan has 12 planning principals, and the following five goals and objectives that guided its development are important in staying true to this vision for the Project.

- Improving waterfront access and recreation activities for the entire community
- Celebrating history, preserving historic uses, and adapting waterfront buildings for new uses
- Restoring ecological functions and improving water quality
- Strengthening the visual, cultural, and physical connections of the City to Lake

Washington's Meydenbauer Bay

- Encouraging best practices for sustainable building and land management

C. Review Process

The Project proposed by Parks is for a 6.7 acre public park on the shoreline of Lake Washington involving a range of actions occurring both in water and out that trigger a complex permitting process requiring approvals from both the City of Bellevue and state and federal agencies. Overlapping jurisdictional boundaries and requirements result in two quasi-judicial permitting actions—characterized as Process I Decisions in Bellevue's Land Use Code—and a number of administrative approvals characterized as Process II administrative decisions. Process I decisions are made by the Hearing Examiner, based on a recommendation of the Director, and Process II decisions are made by the Director. In addition, work in the water, including the building of the proposed pier and filling wetlands, requires special state and federal review and approval. Review and findings for both permit types are combined into a single staff report.

The Director recommendations associated with both Process I permit types are supported by a review process that includes a pre-application meeting, public noticing through a minimum 500-foot radius mailing and the installation of two notice signs, a public meeting, the collection of public comment, revision requests, the publishing of findings, and a recommendation by the City. A pre-decision public hearing is held by the City's Hearing Examiner, with an opportunity to appeal the Hearing Examiner's decision on the Process I permits to the City Council. Approval of the Shoreline Conditional Permit requires an additional process step that includes transmittal of the final decision of the City to the Washington State Department of Ecology; the agency serving as the final authority under the State Shoreline Management Act.

The decision of the Director on Process II permits includes similar requirements for public notice, collection of public comment, revision requests, and publication of findings supporting the Director's final decision. Appeals of Process II permits are to the Hearing Examiner and would be heard contemporaneously with the public hearing on the Process I permits.

The following land use approvals are required:

SEPA Threshold Determination (BCC 22.02 / WAC 197-11-704): The development of this property as proposed by Parks (the "Action") triggers project-level review under the requirements of the State Environmental Policy Act (SEPA). SEPA review is a Process II administrative decision and requires administrative review and issuance of a SEPA Threshold Determination by the City's Environmental Coordinator. SEPA review for this proposal is discussed in greater detail in Section VIII of this report

Critical Areas Land Use Permit (LUC 20.30P): Given the Project's location abutting Lake Washington, it is subject to the City's Land Use Code Critical Areas requirements for Shoreline Critical Areas and their buffers. While parks use is considered an allowed use under the Critical Areas Overlay District (see LUC 20.25H.055), the action to located parks in critical areas requires processing under a Critical Areas Land Use Permit (CALUP) and conformity with a number of specific performance standards. Critical Areas Land Use Permits are a Process II administrative decision made by the Director of the Development Services Department. This proposed action is discussed in greater detail in Section IX below.

Shoreline Conditional Use Permit (LUC 20.30C): The proposed park development within the 200-foot Shoreline Overlay District (see Figure 1 for location) is a Process I quasi-judicial decision made by the City's Hearing Examiner on recommendation by the Director. The Director of the Development Services Department reviews the file under the review standards of the Washington Administrative Code (WAC), the Revised Code of Washington (RCW), and the City's Land Use Code (LUC) and issues a recommendation to the Hearing Examiner, who holds a public hearing and reviews the file for consistency with the established shoreline conditional use criteria. The Hearing Examiner issues a finding of approval, approval with modifications, or denial. The final decision of the City—Hearing Examiner decision or Council decision if Hearing Examiner decision is appealed—is transmitted to the Washington State Department of Ecology where the final decision on the action is taken. The Shoreline Conditional Use action for this project is discussed in greater detail in Section X of this report.

Shoreline Substantial Development Permit (LUC 20.30R)- An application for Shoreline Conditional Use Permit requires the concurrent processing of a Shoreline Substantial Development Permit. The subject site is located within the Shoreline Overlay District and development on this site is subject to compliance with general performance standards. Shoreline Substantial Development Permits are a Process II administrative decision made by the Director of the Development Services Department. The decision is subject to compliance with the Shoreline Substantial Development criteria. The project's compliance with the Shoreline Substantial Development criteria is discussed in greater detail in Section X below.

Conditional Use Permit (LUC 20.30B): The proposed park area beyond the 200-foot Shoreline Overlay District is located on City-owned property in Meydenbauer Bay on Lake Washington. The Land Use Code requires a Conditional Use Permit to locate a beach park in residential zoning—see Land Use Code (LUC) Section 20.10.440 footnote 10. The Conditional Use action for this project is discussed in greater detail in Section XI of this report.

II. PROPOSAL DESCRIPTION

A. Design Intent

The Project is designed to create a memorable waterfront park while balancing the site's natural setting with public access opportunities encouraged by the state Shoreline Management Act. As outlined in the Plan, the Project includes several distinct subareas, which are summarized below. In general these subareas include a transition from more natural to more developed as one moves west to east across the site. For more detail, consult the Figure 1 below and plans and drawings at Attachment A for additional plan views and cross-sections. A detailed project description is available at Attachment C.

Ravine and Natural Shoreline Subarea: The design concept in this area is to create a natural looking northwest ravine with a stream at its bottom. To achieve this vision the existing stormwater pipe is to be abandoned and a stream channel constructed. To create a ravine, the already steep area will be regraded, invasive species removed, and graded areas planted heavily with native vegetation. In addition, new trails and a footbridge will guide and restrict access while the shoreline will be restored by removing existing armoring, regrading, and replanting with native vegetation.

Central Shoreline and Associated Recreation Subarea: The focus in the central shoreline area is to relocate and expand the swim beach (previously located at the northwestern edge of the park) while providing a new one-story building containing restrooms, changing area, and life guard station. Also included is a new floating curvilinear public pier accessed from shore via a pile supported trestle and gangway. Abutting the pier to the southeast is access for launching hand-carried, person powered vessels (PPV). Upland of the beach area the Project includes a discovery playground intended to provide natural elements to encourage creative and unstructured play (See Attachment A, Figure 6a for location and generalized details). A shoreline promenade that doubles as an emergency access and accessible route, and an open lawn and picnic area.

Hillside Woodland and Viewing Terrace Subarea: The upper hillside area will be regraded to make the steep slope more accessible to users and includes outdoor classroom space, stone retaining walls, hillside woodland with native and ornamental species, and Viewing Terrace with parking adjacent to Lake Washington Boulevard NE. As part of this work, the street edges abutting Lake Washington Boulevard and 99th Avenue NE will be improved with the addition of new sidewalks, lighting, and required landscaping. See Transportation comments in Section VII for more detail regarding required frontage improvements.

Whaling Building Subarea: The existing historic Whaling Building will be renovated to accommodate a range of public uses while maintaining its historic integrity. The existing restrooms will be replaced to comply with proposed use, ADA guidelines, and other

building code requirements. The marina parking area adjacent to the Whaling Building will be restriped to maximize parking availability and add necessary ADA-accessible stalls.

Figure 1 provides a generalized composite view of the Project's proposed elements. See Attachment A for more detailed views.

Figure 1: Composite plan view of the proposed Phase I Project



III. Site Description, Zoning/Context, and Critical Areas

A. Site Description

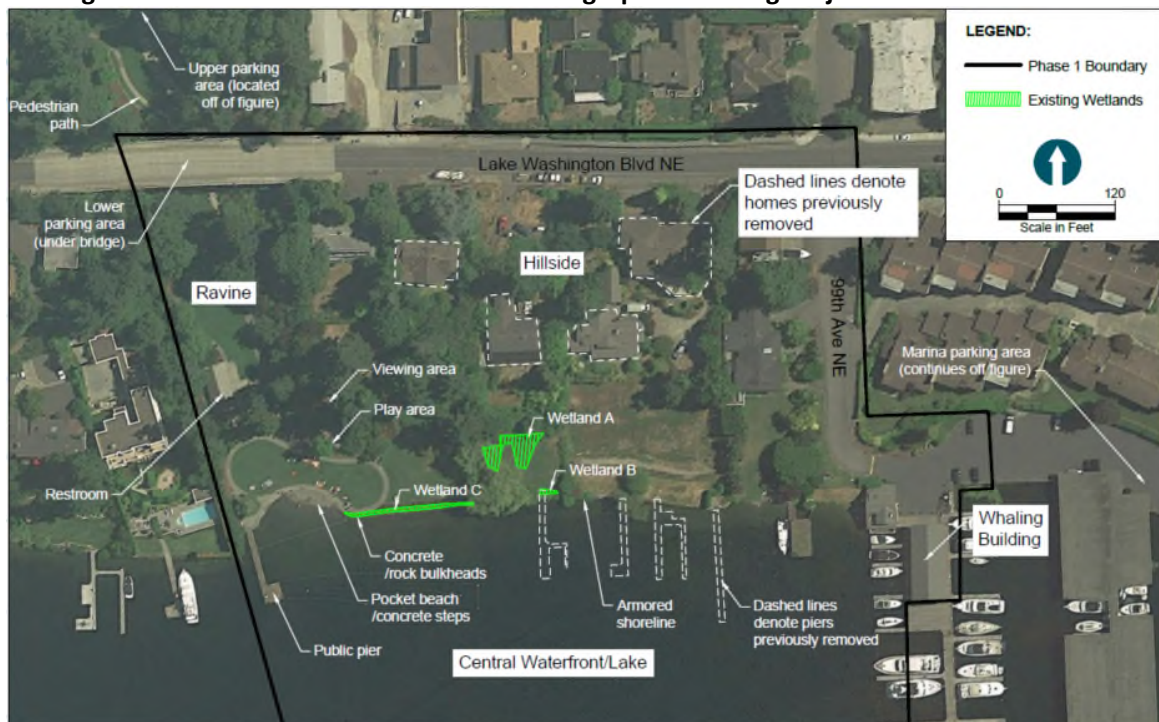
The Project encompasses 6.7 acres of steeply sloped waterfront property along the eastern shore of Meydenbauer Bay on Lake Washington (see Figure 2 below). It is located about a quarter mile from Bellevue's Downtown Park. Slopes of varying gradient characterize the topography throughout most of the Project site. The Project consists of the existing Meydenbauer Beach Park, located at the Project's western boundary, and extends east and south across property acquired for park expansion to 99th Avenue NE and the existing Whaling Building. Some of the Project's parking will be provided in the marina parking lot but no additional development is contemplated there in this first phase. The project is bordered by Lake Washington Boulevard NE to the north and Lake Washington to the south.

Park users currently gain access to the existing Meydenbauer Beach Park via NE 1st Street and to the Meydenbauer Marina by way of 99th Avenue NE.

B. Comprehensive Plan and Zoning

The Comprehensive Plan Land Use designation of this site is combination of Single Family Low and Single-Family Medium density. The site is located within North Bellevue Subarea; the zoning matches the residential Comprehensive Plan designations with R-1.8 on the west and R-3.5 centrally and west. City parks are generally permitted in all zones except where park development involves specific uses and facilities where impacts to surrounding neighborhoods may rise to a level for which conditional use approval is required. In this case, development of a beach park on Lake Washington requires conditional use approval pursuant to Note 10 of the recreation use charts in LUC 20.10.440. In addition to these designations, this property is also subject to the restrictions and allowances of the Shoreline Management Program as the site is located within the Shoreline Overlay District, an area adjacent to the shoreline of Lake Washington that extends 200 feet landward of the Ordinary High Water Mark. (The shoreline overlay is visible on Figure 1.)

Figure 2: Aerial Photograph of Existing Project Area



C. Critical Areas

A portion of the site is located within the Shoreline Overlay District and a significant portion of the planned development will occur within this zone and accompanying shoreline critical area. Additionally there are a few small wetlands on the site and some significant stands of tall conifers that constitute habitat for species of local importance under LUC 20.25H.150.

Site Topography and Geologic Hazard Areas: The site slopes from north to south with the slopes in the ravine area north of the existing Park area exceeding 40 percent. The ravine's steep eastern slope bends eastward across the site, parallel to Lake Washington. Such over-steepened slopes are characterized as geologic hazard areas by the City of Bellevue Land Use Code (LUC20.25H.025). Geologic hazards were evaluated for the Project area based on mapped conditions, including a topographic map of the Project area (See Attachment A, Figure 9) and City environmental maps. A steep slope is defined as a slope of 40 percent or more, with a rise of at least 10 feet and a combined area in excess of 1,000 square feet (LUC 20.25H.120.A.2). A steep slope has a critical area buffer width of 50 feet at the top of the slope and a structure setback of 75 feet at the toe of the slope (LUC 20.25H.035). Landslide Hazards have slopes of 15 percent or more, with 10 feet or more of rise, and display areas of historic failure, slope movement, weaken subsurface materials, geomorphic features indicative of past failures, areas of seeps, and areas of potentially instability because of rapid stream incision, stream bank erosion and undercutting by wave action (LUC 20.25H.120.A.1).

There are no landslide hazards or coal mine hazards in the vicinity of the Project area. A 2014 site survey maps one-foot contours for the site. Based on the criteria above, there are areas within the site that qualify as steep slopes; these areas include the western and eastern side slopes of the Ravine subarea. The eastern steep side-slope of the Ravine subarea extends east through the central portion of the site. There are existing rockeries and other walls within these areas associated with the previous residential houses.

The Project seeks to minimize disturbance to geologic critical areas and conform to the site's natural topography to the extent possible; however, alterations will occur within the geologic hazard area, including excavation and fill earthwork activities, the construction of ADA-compliant, concrete, pedestrian pathways, viewpoint structures, the construction of gravel pedestrian footpaths, and concrete and stone walls with foundations. Proposed alterations will be designed to conform to the natural topography to the extent possible. Proposed walls will conform to existing topography to minimize grading and wall height. The Project's geotechnical engineering design report provides specific geotechnical engineering design recommendations for all proposed design elements, including those proposed within the site's geologic hazard area. See section drawings in Attachment A.

Shoreline Critical Areas: Shorelines were assessed based on the criteria identified in LUC 20.25E.017. Project ecologists performed a site visit to characterize existing habitat conditions of the Lake Washington shoreline and delineate the Lake OHWM within the Project area.

Streams: No streams are located within the Project area as defined at LUC 20.25H.075. An existing underground stormwater pipe located in the Ravine subarea that flows into Lake Washington will be day-lighted as part of the proposed Project. The day-lighted drainage will be designed in an attempt to imitate habitat conditions that resemble natural stream

environments; however, the newly created stream section is not being created to support fish use throughout its entire length; water flow levels, which are low during normal conditions and high during rain events, cannot support fish use throughout and would lead to stranding in the summer months. To prevent fish from accessing the full length of the new stream segment, the Project design includes a rock weir waterfall barrier near its mouth at the lake. Fish use at its mouth, especially for juvenile refuge, is intended.

Documenting Ordinary High Water: The designation of shoreline critical areas for the portion of Lake Washington within the Project area was identified based on criteria defined in LUC 20.25E.017 and LUC 20.25H.115 and City natural resource maps (City of Bellevue 2014). To document the OHWM of the lake shoreline within the Project area, project consultants reviewed existing information, performed an aerial photograph analysis, and conducted a site visit in June 2014. The OHWM delineation was completed by walking the lake shoreline and identifying the OHWM using a portable GPS, consistent with Chapter 90.58 of the Revised Code of Washington (RCW) and Chapter 173-22 of the Washington Administrative Code (WAC).

The City defines the OHWM in Chapter 20.50.010 of the Land Use Code as indicated below. This definition is consistent with Chapter 90.58 RCW and Chapter 173-22 of the Washington Administrative Code (WAC).

“Ordinary High Water Mark. On all lakes, streams, and tidal water, that mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by the City or the Department of Ecology; provided, that in any area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining fresh water shall be the line of mean high water.

Lake Washington water elevation levels are controlled by the Corps at the Hiram M. Chittenden Locks in Ballard. Typical water surface elevations are about 2 feet higher at the maximum in late spring or early summer than at their minimum in late fall or early winter. For design and permitting purposes, OHWM is 18.67 NAVD88 and OLWM is 16.67 NAVD88.

Shorelines Characteristics: The Land Use Code at 20.25E.017.D identifies water bodies within the City that are designated as shoreline critical areas. The Lake Washington shoreline is designated as a shoreline critical area. The Lake Washington shoreline critical area includes lake waters, underlying lands, plus associated floodways, floodplains, marshes, bogs, swamps and river deltas.

A total of 770 feet of the lake shoreline OHWM was delineated within the Project area. The

lake shoreline includes the existing Park and the area of former residential development (Figure 2 above). Existing shoreline conditions within the Project area includes riprap bulkhead material along the majority of the shoreline and a vertical concrete wall and stairs in the swimming area of the Park. Wetlands B and C are also located along the lake shoreline, as described below and in Figure 2. Wetlands B and C are located amongst the riprap that will be removed as part of the Project. Habitat conditions inland of the lake shoreline are dominated by mowed grass associated with the Park and the former residential parcels with emergent native and nonnative plants associated with the wetlands and nonnative and ornamental shrubs. No trees are located along the shoreline within the Park area; two willow trees are located along the shoreline within the former residential parcels. Overall, shoreline within the Project area includes poor riparian vegetation conditions and lack of complex shoreline habitat.

Figure 3. Existing Shoreline Conditions



Aquatic Habitat: Lake Washington provides habitat for a variety of aquatic species. As documented in the attached Critical Areas Report prepared by Anchor QEA, Bull trout, Chinook salmon, sockeye salmon, Puget Sound steelhead, and coho salmon occurrence and

migration are documented in Lake Washington by WDFW (WDFW 2014a and 2014c).

Martz et al.'s (1996)* study in Lake Washington found a number of non-salmonid species use the littoral zone, including longfin smelt (*Spirinchus thaleichthys*), juvenile yellow perch (*Perca flavescens*), juvenile northern pikeminnow (*Ptychocheilus oregonensis*), threespine stickleback (*Gasterosteus aculeatus*), peamouth chub (*Mylocheilus caurinus*), sculpins (*Cottus* sp.), juvenile whitefish (*Prosopium williamsoni*), juvenile bass (*Micropterus* sp.), and crappie (*Pomoxis* sp.). The most numerous of these species are sculpins, threespine stickleback, and peamouth chub. Most of these species are typically found in deeper areas with extensive macrophytes, and around dock piles at the shoreline. Longfin smelt and threespine stickleback are the most numerous pelagic species in Lake Washington, and they tend to move inshore for spawning activities.

Shoreline Buffer: The Critical Areas Code identifies minimum protective buffer widths of shoreline critical areas. Because the Project site is consider developed, a buffer of 25 feet applies to all developed shoreline critical areas supported by an accompanying setback of an additional 25 feet.

Table 1
Existing and Proposed Overwater Coverage

Water Depth	Description	Removed Over-water Cover (sf)	New Over-water Cover (sf)	Net Change (sf)
0–12 feet	Former residential piers ¹	3,502		
	Existing covered boat moorage pier	434		
	Existing Meydenbauer Beach Park public pier	672		
	Proposed elevated grated walkway		1,168	
	0–12 Feet Subtotal:	4,608	1,168	
12+ feet	Proposed pier:			
	Elevated grated walkway		346	
	Grated gangway		240	
	Pier float and kayak launch		4,620	
	Proposed grated seasonal swim float		625	
	12+ Feet Subtotal:		5,831	
Total Over-water Cover Change:		4,608	6,999	+2,391

Notes:

- 1) Removed in 2013 as interim action and public safety measure; not included as mitigation for interim action project
sf = square feet

* References in this section from Critical Area Report (Anchor QEA,2015)

Shoreline Impact Assessment: Under the proposed Project, the lake shoreline will be improved by removing existing concrete and riprap bulkhead and associated fill material along the shoreline. The shoreline will be restored and expanded through excavation, slope regrading, placement of habitat gravel and other fine substrates, planting with native riparian and emergent marsh vegetation, and woody debris placement. The Project provides daylighting of the existing storm drainage, which will include the creation of new emergent wetlands along the shoreline and new areas for fish refuge and feeding. The Project also includes placement of 1462 cubic yards of habitat gravel in in-water areas, and sand above OHWM.

In addition, the Project will remove existing over-water coverage along the shoreline, including the existing Meydenbauer Beach Park public pier and the residential covered boat-moorage pier. New over-water elements include a pier and seasonal swim float, and will result in a 2,931 square foot net increase in over-water coverage (See Table 1 above for details). (For design information see Attachment A, Figure 6a, b and e for design drawings.)

Wetlands: The Critical Areas Report prepared by Anchor, QEA (see Attachment B) identifies three wetlands within the Project site, labeled as Wetlands A, B, and C in Figure 2 above. Wetlands A and B are located just east of the existing Meydenbauer Beach Park in the former residential area, and Wetland C is located in the existing Meydenbauer Beach Park. Wetland A is a 0.026 acre Slope wetland according to the Washington State Department of Ecology (Ecology) Hydrogeomorphic (HGM) Classification System (Hruby 2004). Wetlands B and C are small wetlands located along the lake shoreline and have Slope and Lake-fringe HGM classifications.

The City of Bellevue Land Use Code classifies wetlands into four categories (Categories I, II, III, and IV), based on the adopted 2004 Washington State Wetland Rating System for Western Washington, Washington State Department of Ecology (LUC 20.25H.095). In 2014, Ecology updated their Washington State Wetland Rating System; the effective date for the 2014 wetland rating system was January 1, 2015. Although the Land Use Code specifies classifying wetlands using the 2004 wetland rating system, wetlands in the Project area were also rated using the updated 2014 wetland rating system because Ecology authorization for State permits requires the updated 2014 wetland rating system (Ecology 2015). Washington State Wetland Rating Forms for both the 2004 (Ecology 2008) and 2014 (Hruby 2014) were recorded for each wetland. Under the updated 2014 wetland rating system, Wetland A is still a Category IV wetland, but Wetlands B and C are Category III wetlands. Under the City of Bellevue's code, Category IV wetlands do not require a buffer; however Category III wetlands require a 60-foot buffer (LUC 20.25H.105). For comparison see Table 2 below.

Wetland rating forms are presented in the Wetland Delineation Report, included in the Critical Area Report at Attachment B. See section IX of this report and pages 43-46 of the Critical Area Report for more detailed discussion of the wetland rating, size of permanent impacts, and mitigation responsibility of the Project.

Table 2
Summary of Wetland Classes and Ratings Using Ecology 2004 and 2014 Wetlands Rating Systems

Wetland	Area (acres)	Hydrogeomorphic Classification	2004¹ State Rating (Ecology)	2014² State Rating (Ecology)	Local Rating (City of Bellevue)³
Wetland A	0.026	Slope	IV	IV	IV
Wetland B	0.002	Slope and Lake-fringe	IV	III	IV
Wetland C	0.01	Slope and Lake-fringe	IV	III	IV

Notes:

1. Hruby, T., 2004. *Washington State Wetlands Rating System – Western Washington: Revised*. Publication #04-06-25. Olympia, Washington.
Ecology, 2008. *Washington State Wetland Rating Form – Western Washington, Version 2*. Olympia, Washington.
2. Hruby, T., 2014. *Washington State Wetlands Rating System for Western Washington: 2014 Update*. Publication No. 14-06-029. Olympia, WA: Washington State Department of Ecology.
3. City of Bellevue 2014. *Bellevue City Code*. Cited: June 1, 2014. Available from: <http://www.codepublishing.com/wa/bellevue/>

IV. CONSISTENCY WITH GENERAL LAND USE CODE REQUIREMENTS

A. General Provisions of the Land Use Code

The Project site is located on residentially-zoned City property abutting Lake Washington, a Shoreline of the State. City parks are generally permitted in all zones except where park development involves specific uses and facilities where the supposition is that impacts to surrounding neighborhoods or the environment may rise to a level for which conditional use approval is required. In this case, the Project is a beach park which, under LUC 20.10.440 footnote 10, triggers the requirement for conditional use approval. In addition to these designations, this property is also subject to the restrictions and allowances of the Shoreline Management Program of the Comprehensive Plan as the site is located within the Shoreline Overlay District, an area adjacent to the shoreline of Lake Washington that extends 200 feet landward of the Ordinary High Water Mark.

The proposed park beyond the 200-foot Shoreline Overlay District is located on City-owned property in Meydenbauer Bay on Lake Washington. The Land Use Code requires a Conditional Use Permit to locate a beach park in residential zoning—see Land Use Code (LUC) Section 20.10.440 footnote 10. With the submittal of this application, the applicant has fulfilled the requirement to secure conditional use approval.

Table 3
Land Use Code (LUC) Requirements

Category	LUC Requirements	Proposal by Applicant
Zoning	R-1.8 and R-3.5	No changes to zoning
Minimum Site Area	20,000 sf and 10,000 sf	Park will be a single parcel via a BLA (see Section XIII for conditions).
Lot Coverage	35 %	Coverage by structures is relatively limited and below 35 percent
Building Height	35 feet	11 feet to roof 15 to top of railing
Building Setbacks	20 ft. front, 25 ft. rear, 5 ft. side with a total of 15 ft.	Closest point (southeast corner of building roof overhang) is approximately 38 feet from property line
Parking Demand	Boat Moorage -- 1:2 docking slips Existing residential uses — Duplexes (4 units at 2 stalls/units) Ice House Apts. (2 units at 1 stall/unit) Public Park -- Unspecified use see LUC 20.20.590.F.2 demand estimated at 6.2 stalls per acre Total Estimated Demand Total Provided	47 spaces (includes visitor moorage) 10 spaces 42 spaces at 6.2 spaces/acre 99 spaces 118

Landscaping	Retention of 30 percent of significant trees	30,723 net increase in square foot coverage of native and nonnative vegetation and increase of 138 trees.
Impervious Surface	50 percent or if in excess may not exceed what is currently on-site – see LUC 20.20.460	30 percent accounting for Beach House, sidewalks and stairs, and parking and driveway. Does not account for existing coverage including whaling building, marina parking area, or pervious pavement

B. Height Requirement

LUC Chapter 20.20.010 limits building height within residential zoning districts to 35 feet as measured from average existing grade to top of a peaked roof and 30 feet to top of a flat roof. LUC 20.25E restricts building height to 35 feet as measured from average existing grade to the peak of the highest point of a structure that falls within the boundaries of the Shoreline Overlay District. The applicant is proposing building elevations of less than 15 feet measured from average existing grade to the highest point of any structure within the development.

C. Parking Standards

Parking Demand: Like many cities, the City of Bellevue does not have a specific code requirement to provide a given amount of parking for city parks. As a consequence, the City of Bellevue’s Parks Department commissioned a parking demand study from the engineering consulting firm Perteet, Inc. to take a careful look at parking demand for the Project. For direction, Perteet looked first to the 4th Edition ITE Parking Manual (ITE, 2004) that reports demand as being between 2.3 to 5.1 parking stalls per acre of park land. In addition, Perteet consulted with Institute of Traffic Engineers (ITE) representatives directly to see if there were other data sources that might be relevant. Demand information provided by ITE ranged from 5.2 to 6.2 stalls per acre; Perteet settled on the higher value of 6.2 parking stalls per acre of park for its study. See Table 4 below for summary of estimated parking demand associated with construction of the Project.

Perteet calculated a likely demand for 99 total spaces; 42 for the park and 57 for the marina and other uses, for a total demand of 99 spaces. The Project is supplying 118 spaces as noted in Table 4. Note that Table 4 does not include 10 newly striped angled spaces moved from the east side of 99th Street NE to the west side because parking spaces in the public right-of-way cannot be assigned exclusively to the Project. The Parking and Traffic study is included

in this report as Attachment E.

Table 4
Parking Supply for Project and Marina

Location	Existing	Project	
		Demand	Proposed
Existing Beach Park surface parking lot and ADA spaces	29	42 (park) ¹	29
Lake Washington Blvd NE on-street (south side)	10		0
Viewing Terrace	0		12
99 th Street NE Parking on street (east side switched to west side)	9	57 (marina) ²	0
Bellevue Marina surface parking lot (both sides)	60		77
TOTAL	108	99	118³

Notes:

¹ 6.7 acres at 5.1 stalls per acre, rounded up. See 4th Edition ITE Parking Manual. To be conservative, consultant utilized 6.2 stalls per acre per ITE feedback.

² 80 slips at 0.5 stalls per slip, rounded up. 14 visitor moorage slips at 0.5 stalls per slip. Duplexes (4 units at 2 stalls/unit). Ice House (2 units at 1 stall/unit). See LUC §20.20.590

³ On-site parking in the vicinity of the park along 99th Street NE will remain, but is not used to meet projected demand for parking.

Comparative Analysis of Other Beach Parks: For comparison purposes, Perteet completed a survey of five local beach parks on Lake Washington. The results are tabulated in Table 5 below. The average number of stalls per acre for the five parks listed here is 7.7 stalls per acre. In contrast to the Project, several of the sampled parks are located in residential areas, some distance from heavily populated urban areas like Downtown Bellevue, making walking and biking to these parks less likely and the parking demand necessarily higher. Even if the locational effect is discounted and it is assumed that the parking demand is as high as 8.8 stalls per acre, the highest parking ratio observed in the comparative analysis, the Project provides sufficient parking to meet the highest observed parking supply.

Table 5
Waterfront City Park Parking Supply Comparison

Local Waterfront Parks	Size in Acres	Stalls	Stalls per Acre
Houghton Beach Park – Kirkland	4.5	38	8.4
Waverly Beach Park – Kirkland	2.6	20	7.7
Log Boom Park – Kenmore	7.7	46	6.0
Clarke Beach Park – Mercer Island	8.6	76	8.8
Gene Coulon Memorial Beach Park – Renton	10.9	84	7.7

Estimates of Parking Utilization: In addition, the City conducted its own counts from June 12 to September 6 during the summer of 2015. Based on staff observation regarding peak parking utilization at the marina, the counts were conducted at 2:00 pm and 6:00 pm. For the 2:00 pm peak parking hour at the marina, 25 cars on average were observed in the marina lot (out of a total of 60 existing spaces.) This equates to a 42 percent utilization rate. For the 6:00 pm parking hour at the marina, 20 cars on average were observed to be parked. This equates to a 33 percent utilization rate. As might be expected, there were only two weekends (July 4th and Seafair weekend) when the marina lot was observed to be fully utilized. The summer of 2015 was warm and dry, so the numbers reflected in the counts are likely representative of normal-to-high parking demand. Similar studies were also performed in 2007 and 2008 and yielded similar results. This parking utilization data confirms there is sufficient parking at the marina to meet demand except on summer holidays. Facility use logs are included in the file.

As a result of the review of this study and the data provided, staff has identified that summer weekend/holiday overflow parking demand may be the only time during which parking is seriously constrained at this facility. In response, the Parks Department will develop a parking plan to manage anticipated heavy marina usage associated with the opening day of boating, the Fourth of July, Seafair weekend, and similar occasions. Should a special event meeting the definition outlined at BCC 14.50.060 occur, Parks will obtain the required permits. See Section XIII for related Conditions of Approval.

Off-site Parking Demand: In addition to the parking demand analysis discussed above, Perteet's study included a review of off-site parking conditions to assess whether park improvements might have a negative impact on surrounding parking supply. The report concludes that this is not likely.

The three off-site studies referenced in the Perteet's 2015 Phase I Traffic and Parking Demand Analysis (TENW 2007, Perteet 2008, and Perteet 2014) confirm that parking demand rates have been consistent since the original analysis was performed in 2007, despite minor changes in supply. This consistency indicates that the parking included in the in the Phase 1 area is being used for park and marina users and has not become an overflow parking area for surrounding residents, businesses, or visitors. This stands to reason given the availability of parking off-site, the consistency of utilization rates over the years, the distance from the marina parking to commercial areas in Old Bellevue, and the significant increase in elevation needed to gain Lake Washington Boulevard on foot. The Perteet study concludes that parking areas planned to support the Project should be designed to accommodate parking demand for the park and marina only; there is no evidence that the Project might have a negative impact on surrounding parking supply.

D. Tree Preservation and Landscaping

The Project is a public park and will be landscaped in a manner summarized in the description

of the Project above. For more detail see Attachment 1, Figures 4 (a) and (b). Native and ornamental plants will be used throughout the Park and native plants will be used exclusively in required critical area buffers and shoreline restoration areas. The Project seeks to protect native vegetation and existing mature trees to the extent possible. Given the extensive reconfiguration of the site, trees and other vegetation located in the area of proposed pathway and Park amenities will be removed; however, much of the native vegetation and mature trees within the Ravine subarea will be protected. (See Table 5 below for details.) Exposed areas not slated for Park improvements, open lawn, or interim meadow will be replanted with native and ornamental tree and shrub species. The area of proposed native vegetation planting is more than 65,000 sf (1.5 acres).

Table 5
Vegetation Removal and Planting Project Area

Project Area	Existing Native and Ornamental Tree and Shrub Vegetation	Native and Ornamental Tree and Shrub Vegetation Proposed for Removal	Proposed Native and Ornamental Tree and Shrub Plantings	Net Change
Proposed OHWM to 200 feet	52,104 sf	34,075 sf	52,700 sf	+18,625 sf
Upland beyond 200 feet from OHWM	71,677 sf	39,135 sf	51,233 sf	+12,098 sf
Tree Count2	252	96	234	+138

Additional landscaping is required as part of the Transportation review of the Project. The design and appearance of the sidewalk and landscaping on Lake Washington Boulevard NE shall comply with the standards and drawings in the Transportation Department Design Manual, including standard drawings TE-11 and DEV-9. See discussion in Section VII under Transportation Department for greater detail. See Section XIII for related Conditions of Approval.

E. Impervious Surfaces

Impervious surfaces are regulated under LUC 20.20.010 and under LUC 20.20.460. The Project area is 6.7 acres in size contains existing park features and a large hillside area where single-family homes previously stood. Generally, under LUC 20.20.010 the project site is restricted to 50 percent impervious surface unless the existing site condition exceeds this amount. Under LUC 20.20.460 those properties that are in excess of the impervious surface limits found in LUC 20.20.010 may retain the existing quantity of impervious surface. The Project is expected to be roughly 30 percent impervious following development of Phase I. See Section XIII for related conditions.

V. PUBLIC PROCESS AND PUBLIC COMMENT

A. Planning Process and Compliance with Implementation Principles

Planning Process: The Project as proposed rests on an extensive planning process stretching many years into the past. Formal planning began in 2007 with Council authorization to develop a park master plan and appointment of a 13-member Steering Committee to help guide the planning process. At the same time, the Council approved a set of Planning Principles intended to help the Committee to steer the process toward the goal of providing a memorable shoreline experience and extraordinary community-wide public asset. During the planning process, 21 public meetings were held by the Steering Committee between 2007 and 2009. Meetings attracted significant attendance, particularly in neighborhoods closest to the project area, and robust conversations occurred between the Steering Committee and the public. During the planning process, a group of neighbors organized a non-profit neighborhood association, Meydenbauer Bay Neighbors Association (MBNA), with the purpose of advocating for a plan that took full consideration of property owner concerns.

Environmental Impact Statement: In late 2008, an Environmental Impact Statement (EIS) was prepared on the preliminary alternatives in order to help the Committee, the public, and eventually the Council understand the proposal and its potential impacts. Given the inherently conceptual nature of a master plan, the EIS evaluated impacts at a programmatic level. Following the June 4, 2009 issuance of the Draft EIS, the Committee held a series of four public meetings concluding with the identification of a preferred alternative. The first meeting was geared toward understanding the Draft EIS and its findings. The second meeting focused on public comments and discussion of issues. During meetings three and four the Committee developed a “hybrid alternative”. This alternative was evaluated as the preferred alternative in the Final EIS, issued November 12, 2009. Following the issuance of the Final EIS, the Committee met to vote on their recommendations and ensure that key factors in their decisions were included in the report.

Park Plan Approval: In November 2009, the Steering Committee reached a major milestone when it voted unanimously to forward their recommendations for the preferred alternative and the draft Master Plan (Plan) to the Parks Board and City Council. As the lead commission for master plan review and recommendation to Council, the Parks Board process entailed a series of meetings, including a public hearing. During their deliberations, and prior to developing their own recommendation, the Board studied and considered the Steering Committee recommendations, comments from the public, and input from any other interested bodies or agencies. On April 13, 2010, the Park Board recommended approval of the Meydenbauer Bay Park and Land Use Plan as recommended by the Steering Committee with no changes, by 6 votes to 1.

Implementation Principles: Subsequent to the Steering Committee and Park Board Recommendation, and in a sincere effort to balance competing interests and address neighborhood concerns, Implementation Principles were incorporated into the Plan to respond to continued concerns raised by neighbors and the Meydenbauer Bay Neighbors Association (MBNA). (The adopted Implementation Principles can be found at Appendix G.) The City Council unanimously adopted the Meydenbauer Bay Park and Land Use Plan on December 13, 2010, with the Implementation Principles in Chapter 9. Funding to complete the first phase of the Meydenbauer Bay Park was later approved in the 2013/14 budget.

Consistency with Implementation Principles: The Project is consistent with the Implementation Principles as noted below:

- Principle No. 1 which states that 100th Avenue SE shall remain open to traffic unless listed conditions are met.
Finding: No work near 100th Ave SE is included in the Phase 1 project and 100th Avenue SE will remain open following Phase I development.
- Principle No. 2 which states that the Park shall be developed in phases, as approved by Council and as funding is available.
Finding: The Project represents the first phase of the approved Plan which is the only Phase that is currently funded.
- Principle No. 3 concerns a proposed activity building and recommends consideration of public use of the Whaling Building.
Finding: The proposed activity building in the Plan is not part of Phase 1. Consistent with Principle 3, preparations for public use at the Whaling Building are included in Phase 1.
- Principle No. 4 concerns development adjacent to 100th Ave SE.
Finding: No development in this area is included in the Phase 1 project.
- Principle No. 5 states that during the project-level design phase, staff and consultants should evaluate additional options for the curved pier and associated parking, as well as retaining more leased moorage slips in the marina than the Plan includes.
Finding: Staff and consultants identified additional options for the curved pier and associated parking and shared that with the public. Of the 86 slips, the first 6 slips on the west side of Pier 1, starting at the shoreline, may not be rented when Phase 1 is developed. These 6 slips will be associated with public use of the Whaling Building and will help eliminate conflicts between motor vessels and the PPV launch.
- Principle No. 6, which states that the City will re-engage with the neighborhood and greater community at each phase of any proposed build-out.
Finding: The Parks Department has taken the following steps in support of the Project (development of Phase I).
 - 10/31/2013: Parks project staff met with MBNA board members to summarize project scope and anticipated schedule, and to hear their comments and concerns.
 - 9/25/2014: After the consultant selection process, Parks project staff and lead consultant met with 11 MBNA board members to discuss the project pre-design.

- 10/16/2014: Parks project and marina staff were invited to attend the annual MBNA meeting at the Bellevue Yacht club. Staff presented information regarding the Phase 1 project and answered questions from the public. Over 100 persons were in attendance.
- 12/3/2014: The public was invited to City Hall for a Preliminary Design Open House. Using the city's social media Next Door app, residents with email addresses, city wide, were notified of the upcoming meeting. To ensure that the area around the project site was notified, city staff sent 11,660 post cards to residents around Meydenbauer Bay, and adjacent neighborhoods. Sixty-three attendees signed in. After the meeting, all graphics and information presented at the open house were posted on the City's website on the Meydenbauer Bay Park and Marina Projects web page. A generalized summary of the comments received is included in Table 6.
- 12/5/2014: Parks project staff and lead consultant met with the MBNA Board to discuss the information provided at the open house.
- 6/2/2015: Parks project staff and lead consultant met with MBNA Board, providing the information that would be presented at the next evening's public meeting. Seven board members attended. (See Table 7 for details.)
- 6/3/2015: Following legal notice in the weekly permit bulletin announcing that permits submitted by Parks staff had been determined complete, a public meeting was held to provide information to the public regarding the SEPA review and land use permit process. Parks staff presented the 50% design that permit applications reflect. Approximately 70 people attended and a number of specific comments were recorded by staff and on comment cards. Some of these comments are summarized below. After the meeting, all graphics and information presented at the open house were posted on the City's website on the Meydenbauer Bay Park and Marina Projects web page. A generalized summary of comments received is included in Table 8.
- Website updates were posted November 2013, July 2014, December 2014, and June 2015. Website address is <http://www.bellevuewa.gov/meydenbauer-park-projects.htm>
- The Project was renoticed on August 27, 2015 to correct a defect in the Weekly Permitting Bulletin related to omission of information related to how to comment and how to appeal. Three additional comments were received. See Attachment F for comment letters.

Table 6
Sample of Public Comment from December 3, 2014 Open House

Issue Identified	City Response
Art in the Park	At least three art pieces will be installed.
Maintenance: Coordinate maintenance activities to	Noted.

reduce noise and disruption of users	
Noise: General concern about noise and noise pollution	Sounds originating from public parks, playgrounds, and recreation areas are exempt from the provisions of this chapter during the hours the parks, playgrounds or recreation areas are open for public use as established under Chapter 3.43 BCC, as now existing or hereafter amended and modified. Noise related to the construction of the Project must meet the City's noise requirements. Recreational vessel noise is regulated by RCW 79A.60 and all boaters in the vicinity are required to meet these standards. To comply with the noise standards, and as a condition of approval, the applicant is required to identify and submit a set of standard operating procedures that identify noise management practices for project construction.
General concern about light pollution	Lighting within the Park will be limited to the minimum necessary and constructed and installed in such a manner that all light emitted by the luminaire is projected below the horizontal plane through the luminaire's lowest light-emitting part or otherwise obscured.
Concerns about security: How will area be policed; Homeless use, Emergency alarm system	Noted
Is a dog park planned	No
Recreational Use: Hurry open it. Need bike racks, kayak rentals, coffee cart, lockers for kayaks, develop next phases ASAP	Noted. Future development phases depend on obtaining required funding. Based on comments received, Parks is considering storage of person powered vessels (PPV) and rentals such as canoes and kayaks.
Water Access: Easy access to water with kayak Swim beach needs to be larger Crew facilities and kayak storage	Park designers have been asked to optimize water access in light of the topographic and regulatory challenges. Beach is larger than prior beach and located centrally Based on the number of comments on this issue, Parks is considering PPV storage

More access for launching	Launching is accommodated—see Figure 6a in Attachment A
Keep motorized boats away from water users	Buoys clearly mark swim area—see Figure 6a in Attachment A
Traffic and Parking: Don't encumber Main Street with too much traffic Not enough parking Monitor parking supply Park too pedestrian centric—unrealistic Main Street should be a walkable, pedestrian corridor from proposed park to new East Main light rail station	Phase 1 improvements will maintain the level of service at nearby intersections. (See Attachment E for details.) Parking is sufficient—see discussion in Section IV. Monitoring will occur for special summer holidays Noted. Noted. This comment suggests a broader planning effort than that represented by the Project. Future phases anticipated creating better connections to Downtown Park and beyond.
Design Intent: A beautiful, natural green park as Frederick Law Olmsted would design is what we need	Noted. Olmsted created pastoral landscapes as an antidote to urban life. Taking into account the challenging topography, the Project will have many Olmsted characteristics.
Concessions: No concessions. Yes concessions--would like food trucks Concessions as part of building and ambience; Too far from City to be without food. C	Noted. Noted.
Environmental comments: Be aware of habitat considerations Where is water source for	Project is designed with habitat considerations in mind. See especially Section VIII for discussion of environmental impacts. See discussion in Section III under Critical Areas.

creek? Use solar panels	Not under consideration at this time.
Protect wildlife—need vegetation along shoreline	Project is designed to enhance shoreline by removing existing bulkhead and restoring wildlife habitat.
Pollution at marina	Marina operates in compliance with all local, state and federal regulations.

Table 7
Comment from June 2, 2015 Meeting with MBNA

Issue Identified	City Response
Floating Pier: Pier too large and lacks space for PPV launch and other features	Floating pier will not extend further south of existing marina docks, will contain special provision for docking kayaks and canoes and other people-powered craft. It will also have railings, benches and subdued lighting after dark
Lack of Parking	The Project will provide 118 spaces for exclusive use of park and marina users. See discussion in Section IV above.
Facilities: Protect swimmers from boat traffic and improve changing and restroom areas	The Project protects swimmers from boat traffic and new Beach House greatly improves facilities for changing and restroom access.
Stream Rehabilitation: Restored stream may be virtually dry during summer months	Project design recognizes low flows will occur during months of little or no rainfall but the stream is not expected to go dry during that time.
Noise: Address noise impacts of users	Parks exempt from noise regulations during operating hours—see discussion above under noise.
Light pollution	Lighting within the Park will be limited to the minimum necessary and constructed and installed in such a manner that all light emitted by the luminaire is projected below the horizontal plane through the luminaire's lowest light-emitting part or otherwise obscured.

B. Public Comment Received as Part of the Permit Process

Noticing: Application for Shoreline Conditional Use Permit, Shoreline Substantial Development Permit, Conditional Use Permit and Critical Areas Land Use Permit were submitted on April 14, 2015. Under LUC 20.35.080 Process II applications submitted in conjunction with Process I applications are considered under one consolidated staff report. In accordance with this section, the applications have been consolidated for the purpose of review.

Noticing for this project has been completed as follows:

Application Date:	April 14, 2015
Determination of Complete Application	May 5, 2015
Initial Public Notice (500 feet):	May 21, 2015 (Included sign installation)
First Notice Comment Period:	June 22, 2015 (minimum 30 Days required)
Public Meeting:	June 4, 2015 (Held at City Hall)
Renotice of SEPA	August 27, 2015 (corrects defect in first SEPA notice)
Second Notice Comment Period:	September 10, 2015 (minimum 14 days required)

Public Meeting: The Land Use Code (LUC) Section 20.35.127 requires that the City hold a public meeting for Process I applications. The public meeting for the Shoreline Conditional Use Permit and Conditional Use Permit was held on June 4, 2015. There were an estimated 50 attendees at this meeting. Issues identified by attendees during the meeting were similar to those reflected in Tables 6 and 7 above.

In addition to the June 4, 2015 public meeting, a single 30-day comment was held on this project followed later by a 14-day SEPA comment period associated with remedying a SEPA noticing error. During these comment periods a total of six written comments were received from 3 individuals or organizations. Copies of the comments are available at Attachment G. (Comments are summarized in the Table 8 below)

Table 8
Public Comment Received During 30-day Permit Process Comment Period

Issue Identified	City Response
SEPA Notice: City did not properly follow SEPA procedures regarding Optional DNS procedures	As a result of this comment, the City re-noticed the SEPA portion of the Project to correct an error in the Weekly Permit Bulletin concerning the omission of information relating to the how to

	comment and appeal an Optional Determination of Nonsignificance
PPV Storage: Can the City provide some options for Kayak storage?	The Project includes improvements to the Whaling Building to accommodate public use consistent with State funding, the Shoreline Management Act and the adopted Master Plan, while preserving the historic integrity of the building. Consistent with the comments received regard PVV storage, Parks is considering PPV storage and rentals such as canoes and kayaks, as well as a small room available for meetings, classes and displays
Parking: Impacts of proposed Project on existing parking supply especially in Old Bellevue and Lake Washington Boulevard.	The Parks Department has completed a parking analysis (see discussion in Section IV above.) The conclusion reached by City consultant is that there is no evidence that the Project might have a negative impact on surrounding parking supply.
Navigability: Location of proposed pier impinges on navigability at Meydenbauer Marina, especially with respect to docking large, heavy power boats.	The Parks Department is reviewing this concern and may consider moving some boats to other locations in the marina.
Construction Impacts: Construction impacts should be mitigated, especially the traffic impact of truck traffic and other large machinery	These impacts will be addressed as part of a right-of-way use and clearing and grading permits for construction of Phase 1
Light pollution:	Lighting is designed to limit impacts by employing “dark sky” technology throughout and carefully placed dock lighting. For example, a detailed lighting plan is included and lighting will be limited to the minimum necessary and constructed and installed in a manner that ensures light emitted by the luminaire is projected downward below the horizontal plane of the luminaire’s lowest light-emitting part or screen by project elements.

VI. CHANGES IN RESPONSE TO COMMENT

Parks intention was to design a Project that meets the objectives of the Meydenbauer Park Plan to the extent that they are proposed for implementation in Phase 1 of the Project. Because of the extensive planning process, the introduction of specific implementation principles, early consultation with local, state, federal agencies, and the constant consultation with interested parties like MBNA, the Project, as designed, has not required extensive revision in response to recent public comment. A few reviewing departments, such as Transportation, have requested changes specific to the provided Traffic Study. Likewise, Land Use and Transportation requested a revised parking study. In response to these requests, Parks submitted a revised parking and traffic study. Parks is also considering moving some larger boats to slips elsewhere in the Meydenbauer Marina in response to concerns about adequate maneuvering room between the proposed curved pier and abutting marina slips. Likewise the demand for PPV storage facilities will likely result in creation of storage options within the Whaling Building.

VII. TECHNICAL REVIEW

Preliminary review of this proposal for consistency with City Codes has been completed for this proposal by the City's Clearing and Grading Division, Utilities Department, Transportation Department, and Fire Department. A summary of technical review for each department is included below:

A. Clearing and Grading Division

The Clearing and Grading Division has approved this proposal with the condition that the applicant apply for and obtain a Clearing and Grading Permit and that all applicable sections of the Clearing and Grading Code (BCC 23.76) be met prior to permit issuance. See Section XIII for related conditions.

B. Utilities Department

Surface Water: The surface water design for this application has been reviewed against City of Bellevue Storm and Surface Water Engineering standards and is technically feasible for the development proposed. The project is located in the Clyde Beach drainage basin and storm water can directly convey to Lake Washington through pipes and ditches sized for the developed 100 year storm event. Water quality treatment will be required and accomplished through the use of bioretention swales and cells on-site. Dispersion will be required at the shoreline to mitigate any erosion that may be caused by direct discharge to the lake. Existing outfalls will be maintained to preserve natural flow paths.

Water: The development proposes all of existing connection to remain on-site and proposed buildings will connect with domestic water on-site. There is adequate capacity in the water main to serve the site.

Sewer: The development proposes to maintain existing sewer connections on-site. Any additional connections will be made to the sewer main on-site. There is adequate capacity in the sewer main to serve the site. See Section XIII for related conditions.

C. Transportation Department

Site Access: Access to the proposed project will be provided via a new, one-way driveway from Lake Washington Boulevard NE leading to a viewing terrace parking lot providing approximately twelve parallel parking spaces along the south side. The one-way access shall be clearly designated with signage and pavement markings. The one-way driveway entrance shall be aligned with driveways on the opposite side of the street. All driveways shall be separated a minimum distance of 100 feet from any other parallel driveway and in no case shall the separation distance be less than 20 feet. All driveways shall be offset at least 150 feet from the nearest intersection. The location for the proposed exit driveway for the viewing terrace parking lot is acceptable as it is located approximately 160 feet from 99th Avenue NE.

Patron access to the park via the existing Bellevue Marina parking lot at the south end of 99th Avenue NE will remain. The applicant has proposed improvements to 99th Avenue NE including angled parking on the west side of the street as well as a vehicle turn-around loop as shown on the plans. The turn-around loop area is intended as a loading zone for park visitors unloading kayaks or other beach gear; a few parallel parking spaces for loading will be provided in this location. No other on-street loading will be permitted in the right-of-way. The existing Park surface parking lot providing access to the park off of 98th Place NE will remain, and while not included in the Phase 1 project limits, will function as interim parking for the Project until future phases are developed.

The applicant has proposed the installation of a bus bay pullout on the south side of Lake Washington Boulevard NE to allow school buses to drop off children for school field trips. The bus bay pullout will be signed no parking and clearly indicate the area is for buses only.

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle. The sight distance setback lines as shown in Standard Drawings TE-1 and TE-3 shall be shown on the engineering plans submitted with the clearing and grading permit.

Street Frontage Improvements: In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements listed below is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department

Design Manual. Per the conditional use criteria (LUC 20.30B.140) and shoreline conditional use criteria (LUC 20.30C.155), street frontage improvements are required. The installation of the street frontage improvements will ensure that the conditional use will be served by adequate public facilities. See Section XIII for related Conditions of Approval.

- The 2009 Pedestrian & Bicycle Transportation Plan includes projects S-318-S and B-208-S, which plan for a six foot wide sidewalk with a four foot wide planter and a five foot wide bike shoulder to be installed along the south side of Lake Washington Boulevard NE, respectively. These street frontage improvements will be required as a condition of approval.
- As previously described, the applicant has proposed improvements to 99th Avenue NE, including angled parking on the west side of the street and a loading zone area for park visitors with a vehicle turn-around loop as shown on the plans. Due to the customized design within the city right of way on 99th Avenue NE, an end of roadway design that denotes the transition from the city street to the Bellevue Marina parking lot is required. The applicant has proposed a driveway apron into the Bellevue Marina parking lot with guard railing, end of road signage, and reflectors to warn of the transition into an area with significant pedestrian activity.
- The applicant is also proposing to install sidewalks on both sides of 99th Avenue NE to improve pedestrian connectivity to the park. A crosswalk must be installed on the east side of 99th Avenue NE crossing Lake Washington Boulevard NE to better facilitate pedestrian movement from the Downtown Park area. The crosswalk style shall be the piano key pavement marking as shown in Standard Drawing TE-7A. A parallel bar marking style crosswalk shall be installed crossing 99th Avenue NE, south of Lake Washington Boulevard to align with the new curb ramps. ADA-compliant curb ramps shall be required on the southwest, southeast, and northeast corners of 99th Avenue NE and Lake Washington Boulevard NE with the installation of the proposed sidewalks. The survey shall show the north side of the intersection at 99th Avenue NE/ Lake Washington Boulevard NE on the clearing and grading permit submittal. For a possible future flashing beacon crosswalk, conduit with accompanying junction boxes shall be installed crossing Lake Washington Boulevard at 99th Avenue NE.
- The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements.
- ADA also requires provision of a safe travel path for visually handicapped pedestrians. Installation of colored or textured bands to guide pedestrians in the direction of travel is advisable, subject to the requirements for non-standard sidewalk features. ADA-compliant curb ramps shall be installed where needed, consistent with standard

drawings TE-12A through TE-12D.

- The design and appearance of the sidewalk and landscaping on Lake Washington Boulevard NE shall comply with the standards and drawings in the Transportation Department Design Manual, including standard drawings TE-11 and DEV-9. The sidewalk shall be constructed of standard concrete with a broom finish and a two-foot by two-foot score pattern, with four-foot by six-foot tree wells, unless both the Transportation Department and the Development Services Department agree to accept any non-standard pattern, color, or other features.
- Planter strips within the sidewalk along Lake Washington Boulevard NE shall be irrigated with a metered water source. Electrical connections for lighting in planter strips may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk.
- Lake Washington Boulevard and 99th Avenue NE are considered a tertiary classification for street lighting and should be lit to those standards. Analysis by the developer of the existing street lighting installation on Lake Washington Boulevard and 99th Avenue NE is required to show adequacy and conformance with current requirements for a Tertiary street lighting classification. The street lighting on 99th Avenue NE shall be city-owned. Street lights shall be installed if required as a result of the street lighting analysis.
- A combined street tree and street light plan is required for review and approval prior to completion of engineering and landscape plans. The goal is to provide the optimum number of street trees while not compromising the light and safety provided by streetlights. Street trees and streetlights must be shown on the same plan sheet with the proper separation (generally 25 feet apart) and the proper spacing from driveways (ten feet from Point A in standard drawing DEV-7D or equivalent).
- Any landscaping in the right of way that is disturbed by construction activity, including but not limited to damaged trees or trees that need to be removed, shall be replaced or restored to its original condition by the developer. Any non-standard features or vegetation shall not create a sight obstruction within any required sight triangle, shall not create a tripping or slipping hazard in the sidewalk, and shall not create a raised fixed object in the street's clear zone. The materials and installation methods must meet typical construction requirements. See section on Alternative Paving Materials for further details.
- The one-way entrance and exit driveways for the viewing terrace parking lot on Lake Washington Boulevard NE shall have an approach width of sixteen feet minimum. The parallel parking spaces, located on the south side of the viewing terrace parking lot, shall be a minimum of eight feet wide. The driveway apron design shall be consistent with standard drawing DEV-7F. The proposed driveways shall be limited to a grade of 7% for the first 30 feet and shall be limited to a maximum grade of 15% thereafter. Grade changes must be rounded off so vehicles do not bottom out, and so that abrupt grade changes do not interfere with the sight distance requirements. The one-way driveway

shall be clearly designated as one-way with signage and pavement markings.

- The proposed bus bay on Lake Washington Boulevard NE shall be constructed per WSDOT design standards and shall be signed no parking. The signing and pavement marking details must be included in the clearing and grading plans for review. It is important that sight distance requirements at the exit driveway for the viewing terrace parking lot are met.
- To the extent feasible, no new above grade utility cabinets will be allowed within a public sidewalk. To the extent feasible, no below grade utility vaults may be located within the primary walking path in any sidewalk.
- No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing DEV-7F. Fixed objects are defined as anything with breakaway characteristics greater than a four-inch by four-inch wooden post. The relocation of any existing above-grade utilities and signing will be required as needed to ensure that no fixed objects are within ten feet of the driveway edge, identified as Point A in the Design Manual Standard Drawing DEV-7F, and to ensure compliance with sight distance requirements.
- No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground.
- Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance. Development proposals shall demonstrate that no vehicle will be parked, or any obstruction installed, that obstructs the view of motor vehicle operators within the sight areas established in TE-1, TE-2, and TE-3.

Easements: The applicant shall provide sidewalk and utility easements to the City as needed to encompass the full required width of any sidewalks located outside the city right of way fronting this site. If there are utility easements contained on this site which are affected by this development, the impact this development has on those easements must be mitigated or easement relinquished. The applicant shall provide easements to the City for location of street light facilities consisting of above-grade boxes and/or below-grade vaults between the park and sidewalk within the landscape area on the Lake Washington Boulevard NE frontage.

Use of the Right of Way during Construction: Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use Permit. See Section XIII for related Conditions of Approval.

Pavement Restoration: The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street

has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching.

Near this project, Lake Washington Boulevard NE has been classified as "No Street Cuts Permitted." This type of classification will require a waiver from the City's Right of Way Manager for any street cuts on Lake Washington Boulevard NE. The minimum required pavement restoration for Lake Washington Boulevard NE will consist of a full grind and overlay for a minimum of 50 feet as specified in the Right of Way Use permit. 99th Avenue NE is classified as Overlay Required. The minimum pavement restoration for 99th Avenue NE will consist of a grind and overlay for the full width of the street for a minimum of 50 feet. The details of the grind and overlay will be specified in the Right of Way Use Permit.

If the use of alternative paving materials is requested, the Transportation Department, in conjunction with other departments as appropriate, will review proposals for the installation of alternative materials by the applicant if requested. The materials and installation methods must meet typical construction requirements. Work within the alternative material area by City, franchise or other workers as a result of either emergency, normal maintenance or new installation will result in replacement of the surface by standard materials. Advance notification of such work will not be provided to the property owner. In such a circumstance, should the property owner wish to replace or repair the surface with the alternative material, a Right of Way Use Permit may be required. A subsequent approval of the alternative material is not guaranteed. Paving samples must be submitted to the Transportation Department prior to building permit approval. See Section XIII for related Conditions of Approval.

D. Fire Department

The Fire Department has reviewed the submittal and marked the review no concerns. Formal review will take place with subsequent building permit submittal for the new Beach House and modifications to the Whaling Building. All relevant fire codes must be met.

VIII. STATE ENVIRONMENTAL POLICY ACT

A. Environmental Record

The environmental review for the Project, taken in its entirety, indicates no probability of significant adverse environmental impacts occurring as a result of the project-level proposal. The restorative actions proposed as part of the Project are expected not only to mitigate any

impacts that may occur, but also improve the environmental quality of the site and especially the shoreline. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project (see Attachment D for SEPA checklist). In addition, this threshold determination incorporates by reference the *Meydenbauer Bay Park and Land Use Plan Environmental Impact Statement* (EDAW AECOM 2009) and the City of Bellevue's *2013-2024 Transportation Facilities Plan EIS* (Parametrix, Inc. 2013) as amended, under the terms of BCC 22.02.037 and WAC 197-11-600. City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

Adverse impacts which are less than significant are subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code Sec. 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

Aquatic and Upland Impacts: For the purpose of summarizing SEPA impacts on the site, evaluation of this proposal has been divided into two parts based on their location: (1) in-water construction and restoration along the shoreline; and, (2) grading, restoration, and construction on the uplands above in and out of shoreline jurisdiction. The in-water work is that work that is done waterward of the ordinary high water mark (OHWM) of Lake Washington. Upland construction is defined as all work that is done above the (OHWM).

In-Water Work: Park improvements will provide public access and park amenities along much of the shoreline, balanced with shoreline restoration and habitat enhancements.

The following items will be removed from water locations:

- Existing covered boat-moorage pier
- Existing public pier
- Existing concrete paving and steps at the edge of beach area east of the public pier
- Concrete bulkhead and fill along shoreline
- Rock riprap bulkhead and fill along shoreline

The following improvements will be constructed at or below the OHWM:

- Construct a swim beach through excavation, regrading, and placement of habitat gravel in in-water areas, and sand above OHWM. Construct a hand-carried, non-motorized PPV launch including ADA-accessible paved ramps, pervious paved access and buried sheetpile wall with concrete cap above OHWM, and beach with habitat substrate for

launching and retrieving watercraft.

- Construct a new, curved pier to provide viewing, fishing, water access, and temporary moorage for PPVs; an overhead walkway from the shoreline will connect to a gangway to access the pier, which will be a floating structure. The elevated walkway measures 12 feet wide, with 5-foot-wide curved precast concrete panels on the sides and a 2-foot-wide curved grating section in the center. The walkway would be supported by four 14-inch-diameter steel pipe piles landward of OHWM and eight 14-inch-diameter steel pipe piles waterward of OHWM. At approximately 12 feet of water depth, the elevated walkway transitions to a grated gangway measuring 8 feet wide by 30 feet long. The gangway extends to a floating pier structure at approximately 20 feet of water depth.

The main float structure is a 12-foot-wide, curved post-tensioned concrete float with 2.5 feet of freeboard. A small, low-profile float with a 12-inch freeboard would provide launching for PPV and ADA access on the west side of the main float. The circular configuration (25 feet wide) at the end of the pier, will provide views of Lake Washington, as well as downtown Bellevue. The float structure provides 4,620 sf of over-water coverage and is supported by twelve 14-inch-diameter steel pipe guide piles and by four 16-inch-diameter steel pipe guide piles at the circular float at the end of the pier.

- Install low-level lighting on the overhead walkway and pier. Proposed lighting is designed at a moderate temperature range, emitting a warm light spectrum. The proposed lighting will have the option for dimming. Low-level lighting will incorporate hoods to reduce light pollution and are designed to be dark sky compliant.
- Construct a new seasonal (approximately mid-June to Labor Day) swim float (25 feet by 40 feet) to serve the swim area; the float will be constructed of wood with a grated surface to meet City code and federal and State agency requirements; the float will be on-site during summer, peak park-use months and will be removed from the site at other times of the year. The swim float is intended to provide a destination for swimmers and to deter them from jumping off of the pier, which, due to its proximity to Bellevue Marina, would not be allowed.
- Install two seasonal floating rope barriers and 6 warning buoys to demarcate areas where motorized vessels are not allowed. The floating rope barriers would be in place during the annual swim season (approximately Mid-June to Labor Day of each year).
- Install two in-lake pilings and two onshore anchors for swim area floating ropes.
- Restore natural shoreline with gravel sockeye salmon spawning substrates, emergent fringe and scrub/shrub marsh, and woody riparian vegetation, with shallow water woody debris structures.

- Restore and expand shoreline through excavation, slope regrading, placement of habitat gravel in in-water areas, planting with native riparian and emergent marsh vegetation, and woody debris placement. Habitat gravel will be a clean, washed, rounded, naturally occurring 2-inch minus gravel mix (100% less than 2 inches, 85% less than 1 inch, and greater than 40% between 0.25 and 0.75 inch).
- Provide improved conditions for juvenile salmon rearing, including refuge and prey production along shoreline and within newly constructed stream channel.

Upland Work

- Construct a paved shoreline promenade that will extend east from the Ravine subarea to 99th Avenue NE; the promenade will provide an ADA-accessible route through the Park as well as emergency access. The promenade includes overhead lighting.
- Construct an ADA-accessible, paved pedestrian pathway that will extend from the shoreline promenade to the swim beach and Beach House. The pathway includes low level lighting that is “dark sky” compliant.
- Construct a new ADA-accessible discovery playground that will be located south of the promenade.
- Construct lawn areas, picnic areas, stone and concrete walls landward of the swim beach, and both sides of shoreline promenade.
- Construct lower portion of stormwater treatment surface and subsurface conveyance along edge of lawn (surface swale) and out to the swim beach (subsurface level spreader).
- Construct a new one-story restroom/changing room/lifeguard station building (i.e., Beach House); the building will be set into the hillside, with the lake side fully exposed, and will include a widened pervious paved area connecting to the swim beach; the roof top will be an accessible plaza with viewing opportunities.
- Construct Ravine subarea natural area by removing existing structures, concrete steps, existing storm drainage, regrading site, building a natural conveyance, and planting native vegetation.
- Protect and maintain existing native vegetation, including trees, to the maximum extent possible
- Replace existing developed park areas with upland and riparian habitat areas planted with native vegetation

- Create a natural conveyance/open channel for perennial base flow and winter high-flow conditions
- Install rock weir waterfalls and large woody debris placement along the channel, to make the water feature more visible to visitors and slow the water during high flows. In addition, a small water quality treatment area at the upstream end of the daylighted channel is proposed using a filtration media to provide limited removal of metals.
- Provide improved conditions for juvenile salmon rearing, including refuge and prey production along shoreline and lower daylighted channel.
- Construct paved pedestrian paths, two pedestrian viewpoints, and crushed-rock trails
- To meet parking demand for the Project, the existing upper parking area and existing ADA lower parking area will be retained (See Parking and Traffic Study Perteet 2014). The existing parking area and existing entry driveway would be restriped to maximize the number of parking spaces.
- Regrade site to improve accessibility and connections between Park areas.
- Construct a viewing terrace and pull-off from along Lake Washington Boulevard NE with parallel parking spaces. Parking area includes overhead lighting.
- Construct concrete and stone retaining walls, integrated with pathways.
- Construct a low-impact development (LID) stormwater treatment that celebrates rainwater events. This features includes a bioretention area and cascading rock-lined swale for treatment of view terrace parking lot runoff. This features also extends into the Central Shoreline through a subsurface level spreader as described above.
- Create an outdoor classroom located adjacent to the woodland to take advantage of the views, and educational and play opportunities within the Park's natural and built setting.
- Establish a hillside woodland consisting of existing (native and non-native) and proposed native and non-native trees and understory.
- Improve street and streetscape on 99th Avenue NE and the park side of Lake Washington Boulevard NE, including angled parking (on the west side of 99th Avenue NE only), sidewalks, lighting, and landscape planting. Provide stormwater treatment for work in streets and right-of-ways.

- Provide angled parking and a hand-carried boat load/unload area at the terminus of 99th Avenue NE, with parallel load/unload spaces
- The Project will also upgrade the Whaling Building for public use (see Figures 7a–7c). The existing restrooms located within the Whaling Building will be removed and replaced to comply with new uses, ADA guidelines, and other current building code requirements. The Project will maintain the Whaling Building’s historic integrity without precluding potential public uses.
- The Marina parking area adjacent to the Whaling Building will be used for interim parking. The parking area will be restriped to maximize parking availability and will provide the necessary ADA-accessible stalls.

A Critical Area Report and critical areas land use permit was prepared for this proposal by Anchor QEA, LLC. Based on the breadth of conservation and management measures that are part of the Project, the Report concludes that the requested redevelopment of this site is not expected to cause adverse significant impacts. This report is included as **Attachment B**. Identified impacts to aquatic and upland environments and associated mitigation are identified in the SEPA Checklist at Attachment C and below in Section IX.

A. Earth

Slopes and Grading: As previously noted, the Project is generally characterized by steep slopes which, in some areas like the Ravine, become very steep with slopes exceeding 40 percent. Grading is expected to occur over 4.1 acres throughout the site. This earth movement is necessary to allow construction of park features including pedestrian access, stormwater facilities, and recontouring the shoreline in order to provide a more natural shoreline transition area. Proposed excavation volumes will be in the range of 13,800 cubic yards from upland area and 75 cubic yards from below OHWM. Fill volumes will be in the range of 10,000 cubic yards in the uplands and roughly 1,462 cubic yards of habitat gravel below OHWM. Filling below OHWM will occur primarily near the shoreline using approved gravel material designed to enhance aquatic habitat.

Earth movement on the site and in the water will increase the potential for increased amounts of suspended sediment in the water column. Water currents will carry the suspended sediment some distance from the project site, depending upon the wind patterns. Water quality in this area of Lake Washington could be impacted during construction and until sediments settle.

Figure 4: Showing sloped character of Project site.



Mitigation: To mitigate the impacts of increased turbidity in the water, use of a silt curtain is required as a Conservation Measure for this project. See Section XIII for related Conditions of Approval.

To mitigate the adverse impacts to the fisheries resources, in-water construction shall occur during the work window determined by the Hydraulics Project Approval issued by the Washington State Department of Fish and Wildlife. See Section XIII for related Conditions of Approval.

The plans submitted for the clearing and grading permit must include a Construction Stormwater Pollution Prevention Plan (CSWPPP). The CSWPPP plans shall include a site plan, notes and associated details that address the minimum erosion and sedimentation control requirements of the clearing and grading code. See Section XIII for a related condition of approval.

The contractor will also need to prepare a Spill Prevention, Control, and Countermeasures (SPCC) Plan to be used for the duration of the project. In addition, while earthwork is underway, performance monitoring for stormwater turbidity will be required to determine compliance with City of Bellevue (BCC 23.76.160.C) and State Surface Water Quality Standards (WAC 173.201 A). The standard for turbidity (indirect measurement of the

amount of suspended sediments in-water) is:

- 5 NTU over background turbidity when background turbidity is 50 NTU or less;
- 10 percent above background turbidity when background turbidity is greater than 50 NTU.

Before the clearing and grading permit will be issued, the geotechnical report must be updated by the geotechnical engineer to match the current site design. In addition, the final plans, including all retaining walls, shoring and vault designs, must be reviewed by the project geotechnical engineer. See Section XIII for a related condition of approval.

The project is located adjacent to Lake Washington where the potential for discharge into the lake is high. The project will be subject to rainy season restrictions. Bellevue's Clearing and Grading code defines the rainy season as November 1st through April 30th. The Development Services Department must grant approval to initiate or continue clearing or grading activity during the rainy season. Any approval will be based on-site and project conditions, extent and quality of the erosion and sedimentation control, and the project's track record at controlling erosion and sedimentation. See Section XIII of this report for a related condition of approval.

B. Fish and Fish Habitat

The site abuts Lake Washington which provides significant rearing and spawning habitat for sockeye, chinook and coho salmon, as well as other fish. The proposed development must ensure that there will be no take of Puget Sound Chinook and Coho salmon or Bull trout as these species are listed under the Endangered Species Act.

The City of Bellevue commissioned an analysis of the effects of bulkheads, piers and other artificial structures, and shoreline development on salmonids and other species listed as threatened, endangered, or as candidate species under the Endangered Species Act (ESA). The Watershed Company and the University of Washington's Washington Cooperative Fish and Wildlife Research Unit prepared the report entitled *A Summary of the Effects of Bulkheads, Piers and other Artificial Structures and Shorezone Development on ESA-listed Salmonids in Lakes*. The report, dated July 13, 2000, is the product of a literature review initiated to determine the state of knowledge about the utilization of the regional lakes and streams as salmonid and bull trout habitat and the impacts of lakeshore development on salmonids. The report conclusions include: itemization of current research results on various shoreline development impacts to the fish utilizing these waterbodies; lists of issues requiring additional research to evaluate impacts to the resource; and a list of recommendations for ensuring protection of the fish and their habitats. Adverse impacts to the fish and other aquatic organisms in the lake can be partially mitigated by complying with conditions imposed by the state and federal agencies that also regulate development in the lake. A Hydraulics Project Approval is required from the State Department of Fish and

Wildlife, which will limit the times of construction to periods which will be less impacting to the fisheries resources. Refer to Section XIII for a condition of approval related to construction work windows.

According to the bulkheads and pier report, shading from piers in the nearshore may reduce the amount of aquatic vegetation and produce artificial cover for predators of juvenile salmon.

The Project will construct a new, curved pier to provide viewing, fishing, water access, and temporary moorage for PPVs. An overhead walkway from the shoreline will connect to a gangway to access the pier, which will be a floating structure. The following activities may have potential impacts to aquatic life in Lake Washington:

- Removal of existing overwater structures and installation of a new curved pier and swim float providing a net increase of 2,391 square feet(sf) of over-water coverage (see Table 1 in Section III for detailed accounting of the net increase in overwater coverage.)
- Installation of 35 new piles and removal of 38 old
- Excavation of 75 cubic yards (cy) of fill and placement of 1,462 cy of habitat gravel. Filling below OHWM will occur primarily near the shoreline, to enhance habitat with approved gravels designed to enhance aquatic habitat.

Proposed Mitigation: To offset proposed impacts, the Project will complete the following mitigation activities:

- Remove existing bulkhead and restore shoreline
- Remove existing shoreline outfall and create a daylighted stream channel
- Provide substantial improvements to the existing stormwater management system that will improve water quality prior to entering Lake Washington
- Install up to 65,000 sf of new native plantings within the Project site
- Restore existing upland vegetation by removing invasive species and replanting with native plants
- Remove existing debris (concrete) within the Project area within Lake Washington

Habitat restoration is an integral part of the Project, and restoration elements are designed to off-set potential impacts to natural resources resulting from the construction of park improvements.

C. Vegetation and Terrestrial Habitat

The Project is a public park and will be landscaped in a manner summarized in the description of the Project above. For more detail see Attachment A, Figures 4 (a) and (b). Native and ornamental plants will be used throughout the Park site with native plants used exclusively in required critical area buffers. The Project seeks to protect native vegetation and existing mature trees to the extent possible. Trees and other vegetation located in the area of proposed pathway and Park amenities will be removed; however, much of the native vegetation and mature trees within the Ravine subarea will be protected. (See Table 5 in Section III for details.) Exposed areas not slated for Park improvements, open lawn, or interim meadow will be replanted with native and ornamental tree and shrub species. The area of proposed native vegetation planting is more than 65,000 sf (1.5 acres).

Additional landscaping is required as part of the Transportation review of the Project. The design and appearance of the sidewalk and landscaping on Lake Washington Boulevard NE shall comply with the standards and drawings in the Transportation Department Design Manual, including standard drawings TE-11 and DEV-9. .

D. Wetlands

There are three wetlands within the Project site, identified as Wetlands A, B, and C in Figure 2 above. Wetlands A and B are located just east of the existing Meydenbauer Beach Park in the former residential area, and Wetland C is located in the existing Meydenbauer Beach Park. Wetland A is a 0.026 acre Slope wetland according to the Washington State Department of Ecology (Ecology) Hydrogeomorphic (HGM) Classification System (Hruby 2004). Wetlands B and C are small wetlands located along the lake shoreline and have Slope and Lake-fringe HGM classifications.

Although the Land Use Code specifies classifying wetlands using the 2004 wetland rating system, wetlands in the Project area were also rated using the updated 2014 wetland rating system because Ecology authorization for State permits requires the updated 2014 wetland rating system (Ecology 2015). Washington State Wetland Rating Forms for both the 2004 (Ecology 2008) and 2014 (Hruby 2014) were recorded for each wetland. Under the updated 2014 wetland rating system, Wetland A is still a Category IV wetland, but Wetlands B and C are Category III wetlands. Under the City of Bellevue's code, Category IV wetlands do not require a buffer; however Category III wetlands require a 60-foot buffer (LUC 20.25H.105).

Wetland rating forms are presented in the Wetland Delineation Report, included in Critical Area Report at Attachment B. See pages 43-46 of the Critical Area Report for more detailed discussion of the wetland rating, size of permanent impacts, and mitigation responsibility of the Project. Table 9 below summarizes the impact and mitigation responsibility.

Table 9:
Project Wetland Impacts and Proposed Mitigation

Wetland	2014 ₁ State Rating (Ecology)	Impacts (acres)	Mitigation Type	Mitigation Ratio ₂	Mitigation Requirement (acres)
Wetland Impacts					
Wetland A	IV	0.026	Creation	1.5:1	0.039
Wetland B	III	0.002	Creation	2:1	0.004
Wetland C	III	0.01	Creation	2:1	0.02
Total Permanent Impacts:		0.038	Area Required Mitigation for Permanent Impacts:		0.063
Wetland Area Proposed for Mitigation:			0.11		
Wetland Buffer Impacts					
Wetland A	IV	0.00	Creation	1:1	0.00
Wetland B	III	0.21 _[3]	Creation	1:1	0.21
Wetland C	III	0.31 _[3]	Creation	1:1	0.31
Total Buffer Impacts:		0.52	Area Required Mitigation for Buffer Impacts:		0.52
Buffer Area Proposed for Mitigation:			0.52		

Wetland mitigation will occur on-site within the Park and will be constructed concurrently with the other elements of the Project. The mitigation-site was selected based on the ability to replace the ecological functions that will be impacted by the Project. Mitigation is sited within the Park and will be within existing disturbed upland areas west of the existing wetlands along the proposed OHWM abutting a low-gradient slope and will also be part of the daylighted drainage channel described previously. The hydrology source will be Lake Washington and flow from the daylighted drainage channel. The wetlands will be planted with emergent vegetation, such as slough sedge (*Carex obnupta*), hardstem bulrush (*Scirpus acutus*), and creeping spike-rush (*Eleocharis palustris*).

E. Noise

The Project site is adjacent to residential structures whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Sounds originating from public parks, playgrounds, and recreation areas are exempt from the provisions of this chapter during the hours the parks, playgrounds or recreation areas are open for public use as established under Chapter 3.43 BCC, as now existing or hereafter amended and modified. Construction of the Project must meet the City's noise requirements. Recreational vessel noise is regulated by RCW 79A.60 and all boaters in the vicinity are required to meet these standards. To comply with the noise standards, and as a condition of approval, Parks is required to identify and submit a set of standard operating procedures that identify noise management practices for the

construction. See Section XIII for a related condition of approval.

To complete the proposed project, in-water pile driving will be required to install the proposed public pier. In addition to the noise impacts to upland residents during construction, noise from pile driving associated with dock repair translates to shock waves in the water. According to the bulkhead and dock report, these shock waves could potentially disrupt the foraging behavior of juvenile salmonids, cause them to move away from the shoreline or exhibit a startle response, or delay migratory progress. The bulkhead and dock report further states that the pile driving sound may “mask” the sound of an approaching predator, or that salmon would become habituated to the sound and fail to hear the approach of a predator.

To mitigate the potential for noise impacts the natural and built environment, the Project must use a vibratory pile driver to construct the proposed project. Using this type of driver results in less sediment transfer and disturbance to the immediate environment than an impact driver. Because of the short duration of pile driving activities, this impact will be limited. Impacts due to construction noise are adequately mitigated by the City’s Noise Ordinance (Chapter 9.18 BCC) which limits construction hours and noise emissions. See Section XIII for related Conditions of Approval.

F. Transportation

Long Term Impacts and Mitigation: The long-term impacts of development projected to occur in the City by 2024 have been addressed in the City’s Transportation Facilities Plan EIS. The impacts of growth which are projected to occur within the City by 2024 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City’s current Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes.

The *Meydenbauer Bay Park and Land Use Plan – Final EIS*, completed in 2009, included a traffic and parking analysis for the entire park project, including all phases and planned improvements. The findings of the *Meydenbauer Bay Park and Land Use Plan – Final EIS* traffic analysis were that the long term impacts of the action alternatives would be minor with slight increases in travel delay at some of the intersections but not enough to impact the intersection level of service (LOS).

In 2015, an updated traffic analysis was completed by Perteet, Inc. to confirm that predicted volumes in the PM Peak Hour and the level of service are an accurate reflection of the current (2014) existing conditions. In order to check and validate the 2009 analysis, two of the nine intersections in the original study area were selected to perform a spot check of traffic volumes, which were recorded on May 22, 2014. The two selected intersections were NE 1st Street / 102nd Avenue NE and Main Street / 100th Avenue NE and were chosen because they

provided average, representative data on traffic volumes in the north-south and east-west directions. A level of service analysis was completed using the 2014 traffic volumes. The updated traffic analysis indicates the same level of service will be maintained at the spot-checked intersections with slight increases in delay. Therefore, it is anticipated that the results at the remaining intersections are consistent.

In order to provide an additional analysis of future (2020) impacts for the proposed Phase 1 improvements, the total new p.m. peak hour trips were run through the Bellevue travel demand model. Perteet, Inc. completed a level of service analysis for the four intersections where ten or more p.m. peak hour trips are expected to be added. The Phase 1 improvements will maintain the level of service at the four intersections with slight increases in delay. The Perteet analysis (June 30, 2015) is available in the project file.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. However, as described in BCC 22.16.170.B.4, a city park is exempt from the requirement to pay a transportation impact fee using funds from the impact fee fund; impact fees of this sort are paid from general revenues instead.

Mid-Range Impacts and Mitigation: Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis as required by the Traffic Standards Code (BCC 14.10). Public parks and recreational facilities are exempt from the requirements of BCC 14.10 as specified in the BCC 14.10.020.I.3.

Short Term Impacts and Mitigation: City staff analyzed the short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the p.m. peak hours, access and circulation were analyzed. There are currently three existing driveways along the park street frontage on Lake Washington Boulevard NE that will be replaced by a one-way loop driveway with approximately twelve additional parallel parking spaces. A bus bay will be installed for school buses to have a drop off area for school field trips. City staff have analyzed existing sight distance and found that sight distance is satisfactory. The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle. No operational impacts are anticipated for the Phase 1 modifications.

G. Cultural Resources Assessment

A cultural resources assessments was prepared for the Project site. (See Critical Area Report at Appendix B for details). The report concludes that there are no recorded archaeological sites in the Project area and field investigations revealed little potential for unrecorded

resources. In addition, proposed modifications to the Whaling Building are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The assessment concludes that the Project will have no adverse effects on the Whaling Building.

IX. CRITICAL AREAS LAND USE PERMIT

The development or expansion of a City park is regarded in the Critical Areas Overlay as an allowed use within critical areas (see LUC 20.25H.055). As a result, park development is permitted in critical areas and their respective buffers subject to a number of specific performance standards that seek to avoid, minimize and mitigate impacts to critical areas where no technically feasible alternative to location in a critical area or critical area buffer exists. For example, the choice to locate public use structures like a new beach house, launching facility for people-powered boats, and public pier is constrained by the requirement to demonstrate that there is no other technically feasible alternative with less impact on critical area and its buffer. Similarly, there is an underlying assumption that any choice to impact a critical area or its associated buffer will first avoid, then minimize, and finally mitigate for the unavoidable impacts.

The next sections provide a discussion of avoidance, minimization, and mitigation measures and ongoing management practices proposed to preserve existing critical habitats and restore any habitat that was degraded prior to the currently proposed Project. This treatment is followed by a description of how the Project meets the required performance standards for trail construction, public use structures, other park uses, wetlands and geohazards. And finally, compliance of the Project with the Critical Areas Land Use Permit Decision criteria at LUC 20.30P.140 is addressed.

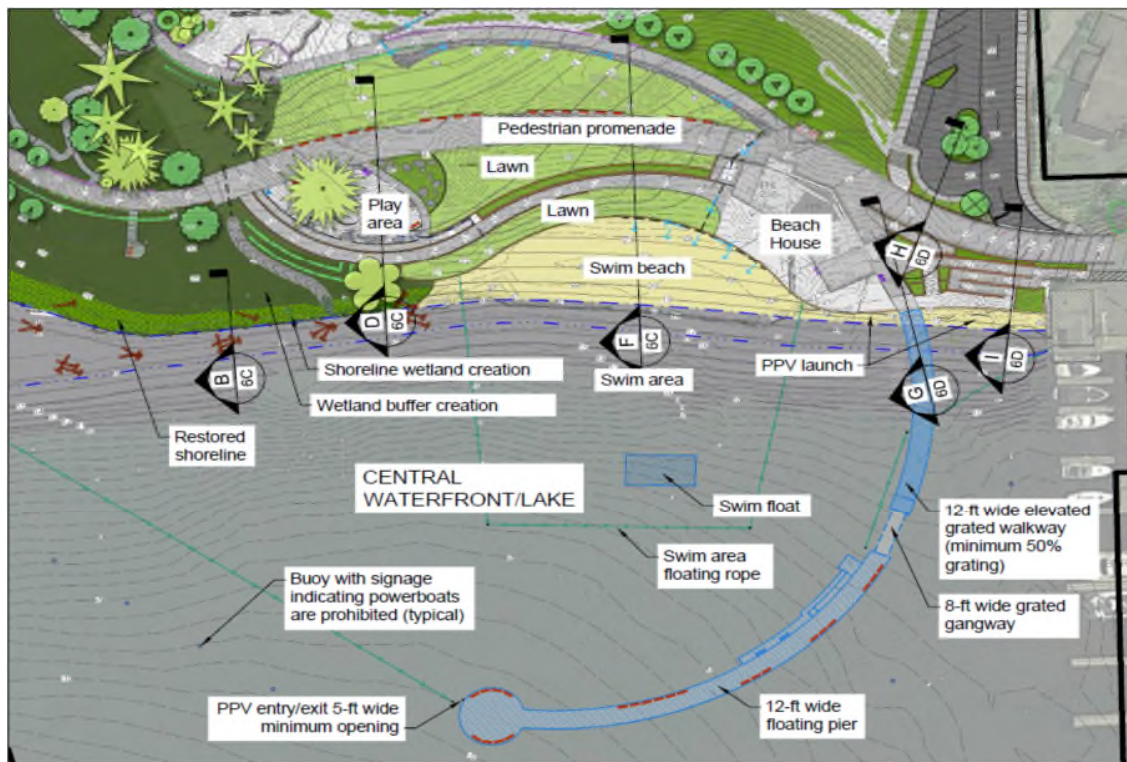
A. Avoidance Measures

Habitat restoration is an integral part of the Project, and restoration elements are designed to more than balance potential impacts to natural resources resulting from the construction of Project improvements. Direct impacts to critical areas have been avoided wherever possible; however, the proposed Park expansion will result in impacts to critical areas. Project elements that may potentially impact shoreline and aquatic habitats include the addition of over-water coverage for shoreline access purposes, vibratory pile driving associated with construction of the pier and seasonal float, the placement of fill below the OHWM of Lake Washington, and wetland impacts resulting from filling.

Public Access Pier: The proposed pier was reduced by over 40 feet in length from the conceptual design in the Meydenbauer Bay Park Land Use Plan. (See Figure 4 below and Figures 6a through f at Attachment A for detail design information.)

Figure 4

Plan View of Central Waterfront with Public Pier



This reduction in size was intended to minimize the amount of habitat impact, while still meeting design purpose for the pier to serve a variety of public access and recreational uses. The proposed pier has also been designed to recognize that the nearshore area (up to a water depth of 12 feet) is the area most used by and beneficial to migrating juvenile salmonids and spawning sockeye salmon. In an effort to avoid and/or minimize potential impacts, the design of the structure in the nearshore area was modified from a floating structure to an elevated walkway that will be up to 9 feet above the water surface. By elevating the walkway, the amount of light transmission to the nearshore aquatic habitat is anticipated to exceed that of a floating pier with 50 percent grating, which is the prescribed grating requirement for piers in Lake Washington by the Washington Department of Fisheries (WDFW). In addition, a 400-foot-long log boom at the western extent of the Project was initially proposed to provide protection to swimmers and kayakers from larger vessels. However, this Project element was removed and replaced with a floating rope, in response to agency and tribal feedback.

Additional Design Elements: The following Project elements are proposed to address/offset other potential Project impacts:

- Remove over 350 linear feet (lf) of existing shoreline armoring by removing the concrete steps and riprap rock bulkheads and placing habitat gravel substrate in these areas.
- Remove an existing piped shoreline outfall in the Ravine subarea and remove the pipe to create an open channel. The shoreline nearshore area will be expanded at the mouth

of the channel, where treated freshwater will enter the lake. This feature will provide refugia and feeding opportunities for migrating salmon. The channel will also include a rock weir waterfall to serve as a barrier to fish entering the channel and to prevent stranding.

- Provide substantial improvements to the existing stormwater management system that will improve water quality prior to entering Lake Washington. These improvements include:
 - A new treatment area at the headwaters of the daylighted channel, small ponded wetland areas within the daylighted channel, and a bioretention area and vegetated swale in the Hillside subarea.
 - A low-impact development (LID) stormwater treatment system that features a bioretention area and cascading rock-lined swale for treatment of view terrace parking lot runoff.
- Install up to 65,000 sf of mostly native plantings within the Project site.
- Restore existing upland vegetation by removing invasive species and replanting with native plants.

With the actions described above, the Project is anticipated to improve aquatic and shoreline habitat compared to existing conditions.

D. Minimization Measures

Best management practices (BMPs): BMPs will be employed during construction, to avoid or minimize impacts to the environment. The following BMPs will be implemented during construction of the Project.

- All work will be performed according to the requirements and conditions of the Project permits.
- Except for mobilization activities, in-water work will occur during the approved regulatory work window, or an approved extension of the work window.
- Turbidity and other water quality parameters will be monitored to ensure construction activities are in compliance with Washington State Surface Water Quality Standards (173-201A WAC).
- The contractor will be required to develop and implement a Spill, Prevention, Control, and Countermeasure (SPCC) Plan to be used for the duration of the Project to safeguard against an unintentional release of fuel, lubricants, or hydraulic fluid from construction equipment.

- The contractor will be required to implement and maintain temporary erosion and sediment control BMPs through construction until construction is complete and the site is vegetated.
- Excess or waste materials will not be disposed of or abandoned waterward of OHWM or allowed to enter waters of the State.
- No petroleum products; fresh cement, lime or concrete; chemicals; or other toxic or deleterious materials will be allowed to enter surface waters.
- The contractor will be required to retrieve any floating debris generated during construction using a skiff and a net. Debris will be disposed of at an appropriate upland facility.
- The contractor will be required to properly maintain construction equipment and vehicles to prevent them from leaking fuel or lubricants. If there is evidence of leakage, the further use of such equipment will be suspended until the deficiency has been satisfactorily corrected. See Section XIII for related Conditions of Approval.

Pile Installation and Removal: As discussed elsewhere in this report, the negative ecological effects of new overwater coverage associated with the proposed public pier are partially offset by the removal of existing public piers and several private piers that previously served residential development on the site. While removal of old, creosote-treated piling is a significant net benefit, there are impacts associated with this removal. As a consequence, removal of the treated piles will be consistent with the conditions and requirements of permits and approvals issued by local, State, and federal agencies. If encountered, creosote-treated wood that is removed would be disposed of in accordance with Washington State's Dangerous Waste Regulations (WAC 173-303) and Excluded Categories of Waste (WAC 173-303-071). All waste and debris generated by the Project would be collected and removed to a legally permitted waste disposal or recycling site. If a pile breaks above the mudline, it will be cut two feet below the mudline.

Ongoing Management Practices: The City provides ongoing management to the existing Meydenbauer Beach Park including replanting as necessary. Park management will continue with the proposed Park expansion.

E. Mitigation Measures

As noted above, new or expanded City and public park projects are allowed activities in critical areas. The proposed Project seeks to balance park expansion with shoreline restoration and wetland creation. However, there will be impacts to critical areas requiring mitigation. Mitigation will include shoreline restoration and wetland creation. The Project has been designed to address potential impacts to areas of geologic hazard. No further

mitigation is provided for these areas. The following subsections describe the compensatory mitigation measures for those impacts that cannot be addressed through avoidance and minimization. Mitigation is proposed to address potential impacts to wetlands, wetland buffers, and the lake shoreline.

Wetland Mitigation: This subsection provides a summary of proposed wetland mitigation measures based on the information in the Wetland Mitigation Plan prepared for the Project (see Attachment I). Wetland mitigation will occur on-site within the Park and will be constructed concurrently with the other elements of the Project. The mitigation-site was selected based on the ability to replace the ecological functions that will be impacted by the Project. The location of the mitigation-site within the Park will be within existing disturbed upland areas west of the existing wetlands along the proposed OHWM at a low-gradient slope, and will also be part of the daylighted drainage channel described previously. The hydrology source will be Lake Washington and flow from the daylighted drainage channel. The wetlands will be planted with emergent vegetation, such as slough sedge (*Carex obnupta*), hardstem bulrush (*Scirpus acutus*), and creeping spike-rush (*Eleocharis palustris*).

The associated wetland buffer will average 60 feet in width will be planted with native riparian tree and shrub species (see Figures 4b, 4c, and 4d in Appendix A for details). The wetland mitigation-site will be protected in perpetuity. The mitigation-site will be maintained and monitored by the City for a minimum of 10 years to ensure that the vegetation communities are established and that the mitigation goals, objectives, and performance standards are met. The three small emergent wetlands located in the Project area that will be disturbed to construct the Project include a total wetland area of 0.038 acre (1,665 sf). As described above in Section III above, Wetlands B and C are both rated as Category IV wetlands under the 2004 wetland rating system and Category III wetlands under the 2014 wetland rating system. For this mitigation approach, the higher wetland rating, Category III, is assumed.

In addition to the permanent wetland impacts, permanent, unavoidable impacts to wetland buffers will occur. Under current Bellevue regulation, Category IV wetlands smaller than 0.06 acre (2,500 sf) do not require protective buffers and Category III wetlands require 60-foot buffers. Similar to the wetland impacts, Category III wetland ratings are assumed for Wetlands B and C. The wetland and wetland buffer impacts and proposed mitigation are shown in Table 2 in Section III. As demonstrated in Table 2, the proposed wetland creation area will exceed the mitigation requirement.

Shoreline Mitigation: The Project is designed to balance shoreline and associated aquatic habitat impacts, including the addition of over-water coverage and placement of fill and Large Woody Debris (LWD) below the OHWM of Lake Washington.

Shoreline mitigation includes removing existing shoreline armoring consisting of concrete steps and riprap rock bulkheads and creating a soft shoreline by contouring the existing

vertical bank, adding significant habitat gravel substrate, and planting of native vegetation in areas that currently include mowed grass and nonnative species.

Although the Project will have a net increase in over-water coverage (estimated to be 2,391 net square feet), the Project is design explicitly to minimize the impact to shallow nearshore habitat, arguably the area most important to juvenile salmonids. Removal of the existing stormwater pipe and shoreline outfall in the Ravine subarea will create an open channel that will result in conditions resembling those present in a natural stream system. Because this drainage is fed by stormwater, the channel will also include a rock weir waterfall to serve as a barrier to fish entering far into the channel and to prevent stranding in low flow periods. The nearshore area will be expanded at the mouth of the channel where treated freshwater will filter into the lake. This feature is expected to provide refugia and feeding opportunities for migrating salmonids.

The improved drainage channel is part of the substantial improvements to the existing stormwater management system that is expected to improve water quality prior to flow entering Lake Washington. These improvements include a new treatment area at the headwaters of the daylighted channel, small ponded wetland areas within the channel, and a bio-retention area and vegetated swale in the Hillside subarea of the Project.

F. Performance Standards For New and Expanded City and Public Parks

The proposed Project meets the performance standard described in LUC 20.25H.055.C.3.g as outlined below.

- a. Trails.** New nonmotorized trails within the critical area or critical area buffer must meet the following standards:

- 1. Trail location and design shall result in the least impacts on the critical area or critical area buffer;**

Finding: The Project will minimize trail construction within critical areas, and has limited this activity to a single access trail at the east end of the site that will provide ADA-access for launching human-powered vessels. This access will be constructed of pervious pavement in an effort to provide specialized access while minimizing some of the potential impacts to the shoreline critical area.

- 2. Trails shall be designed to complement and enhance the environmental, educational, and social functions and values of the critical area with trail design and construction focused on managing and controlling public access and limiting uncontrolled access;**

Finding: The Project has been designed to integrate trails and walkways into the existing topography and natural setting of the site and to minimize potential

impacts to critical areas by controlling access. While lookout points are planned to assist observation of the natural setting and newly created stream in the Ravine/Natural Shoreline subarea, no trails are planned here in order to preserve the natural setting and minimize potential impacts to the shoreline critical area and the new emergent wetland community.

4. Trails shall be designed to avoid disturbance of significant trees and to limit disturbance of native understory vegetation;

Finding: Site development plans have been designed to minimize the need for tree removal and preserve native tree species found at the site. In the shoreline critical area, a large willow overhanging Lake Washington will be kept in place. Similarly, existing native trees in the Ravine/Natural Shoreline subarea will remain, and non-native species will be removed and replaced with native shrub and tree species. This effort will enhance both the wetland and shoreline critical areas.

5. Trails shall be designed to avoid disturbance of habitat used for salmonid rearing or spawning or by any species of local importance;

Finding: The Project has been designed to enhance habitat in the shoreline area used by salmonids and species of local importance. Consistent with the habitat enhancement efforts of the Project, the construction of trails that may affect this habitat is limited to the ADA-compliant access for human-powered vessel users at the east end of the Project.

6. The trail shall be the minimum width necessary to accommodate the intended function or objective;

Finding: Trail widths within the proposed Project vary, depending on the intended function or objective; trails/paths widths in the Ravine/Natural Shoreline subarea are narrower and allow users to observe the wetland and shoreline habitat from a lookout point. The ADA access for human-powered vessel users is at a minimum width to provide this function

7. All work shall be consistent with the City of Bellevue's "Environmental Best Management Practices" and all applicable City of Bellevue codes and standards, now or as hereafter amended;

Finding: The Project will be consistent with the Environmental Best Management Practices for the City of Bellevue.

8. The facility shall not significantly change or diminish overall aquatic area flow peaks, duration or volume or flood storage capacity, or hydroperiod;

Finding: The Project will not significantly change or diminish overall aquatic area flow peaks, duration or volume or flood storage capacity or hydroperiod. The surface water design for this application has been reviewed against City of Bellevue Storm and Surface Water Engineering standards and is technically feasible for the development proposed. The project is located in the Clyde Beach drainage basin and storm water can directly convey to Lake Washington through pipes and ditches sized for the developed 100 year storm event. Water quality will be required and basic water quality treatment will be accomplished through bioretention swales and cells on-site. Dispersion will be implemented at the shoreline to mitigate any erosion that may be caused by direct discharge to the lake. Existing outfalls will be maintained to preserve natural flow paths.

The Project will provide substantial improvements to the existing stormwater management system that will improve water quality prior to entering Lake Washington. These improvements include: (1) a new treatment area at the headwaters of the daylighted channel, small ponded wetland areas within the daylighted channel, and a bioretention area and vegetated swale in the Hillside subarea; and (2) a low-impact development (LID) stormwater treatment system that features a bioretention area and cascading rock-lined swale for treatment of view terrace parking lot runoff.

9. Where feasible and consistent with any accessibility requirements, any trail shall be constructed of pervious materials;

Finding: The Project has been designed to incorporate pervious pavement where possible, and all walkways within the shoreline critical area will be constructed with pervious pavement materials.

10. Crossings over and penetrations into wetlands and streams shall be generally perpendicular to the critical area, and shall be accomplished by bridging or other technique designed to minimize critical area disturbance considering the entire trail segment and function; and

Finding: No bridging of wetlands or streams is proposed.

11. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.

Finding: Disturbance to wetlands on the site will be mitigated in accordance with LUC 20.25H.210; described above and in Section 8 of the Critical Area Report at Appendix B.

b. Public Use Structures.

New or expanded permanent public use structures, including interpretative centers, community centers, and other structures designed for public use and access are allowed in the critical area or critical area buffer only if no technically feasible alternative with less impact on the critical area or critical area buffer exists. A determination of technically feasible alternatives will consider:

- (1) The location of existing infrastructure;
- (2) The function or objective of the proposed new or expanded structure;
- (3) Demonstration that no alternative achieves the stated function or objective;
- (4) Whether the cost of avoiding disturbance is substantially disproportionate as compared to the environmental impact of proposed disturbance; and
- (5) The ability of both permanent and temporary disturbance to be mitigated.

Finding: The Project proposes a new public pier in the shoreline. The pier is proposed at the east side of the Project site adjacent to the Bellevue Marina consistent with the more active uses of the shoreline in this area. It avoids potential impacts to wetlands at the western part of the site.

As discussed under the topic of minimization in Section VIII above, the proposed pier was reduced by over 40 feet in length from the conceptual design in the Meydenbauer Bay Park Land Use Plan. This proposed reduction in size was suggested to minimize the amount of habitat impact, while still meeting the underlying public purpose of the pier to serve a variety of public access and recreational uses. The pier provides the only option for public access to Lake Washington for a diversity of users in an area central to downtown Bellevue for recreation, fishing, viewing and non-motorized boating access. The pier has been designed to minimize impacts to the nearshore habitat of the shoreline area, while serving the purpose of public water access and recreation.

If the applicant demonstrates that no technically feasible alternative with less impact on the critical area or critical area buffer exists, then the applicant shall comply with the generally applicable performance standards outlined in LUC 20.25H.055.C.2.b as follows.

i. Location and design shall result in the least impacts on the critical area or critical area buffer

Finding: The proposed pier design was modified from the conceptual design in the Meydenbauer Bay Park and Land Use Plan in order to acknowledge that the nearshore area (up to a water depth of 12 feet) is the area most used by and beneficial to migrating juvenile salmonids and spawning sockeye salmon. In an effort to avoid/minimize potential impacts, the design of the structure in the nearshore area was modified from a floating structure to an elevated walkway that will be up to 9 feet above the water surface. By elevating the walkway, the amount of light transmission to the nearshore aquatic habitat is anticipated to exceed that of a floating pier with 50 percent grating.

ii. Disturbance of the critical area and critical area buffer, including disturbance of vegetation and soils, shall be minimized;

Finding: Best management practices will be used during construction of the pier to minimize disturbance in the shoreline critical area and buffer.

III. Disturbance shall not occur in habitat used for salmonid rearing or spawning or by any species of local importance unless no other technically feasible location exists;

Finding: Construction in the shoreline critical area is required for installation of the new pier, and some temporary impacts may occur. These impacts will be minimized by constructing during the allowable fish window, which is the period of time when fish species are least likely to be present. No significant impacts to species of local importance are anticipated due to construction of the pier.

IV. Any crossing over of a wetland or stream shall be designed to minimize critical area and critical area buffer coverage and critical area and critical area buffer disturbance. For example, by use of bridge, boring, or open cut and perpendicular crossings, and shall be the minimum width necessary to accommodate the intended function or objective; provided that the Director may require that the facility be designed to accommodate additional facilities where the likelihood of additional facilities exists, and one consolidated corridor would result in lower impacts to the critical area or critical area buffer than multiple intrusions into the critical area or critical area buffer;

Finding: No crossings of streams or wetlands is proposed.

v. All work shall be consistent with City of Bellevue codes and standards;

Finding: All work will be consistent with City of Bellevue codes and standards.

vi. The facility or system shall not have a significant adverse impact on overall aquatic area

flow peaks, duration or volume or flood storage capacity or hydroperiod;

Finding: No significant adverse impact on overall aquatic area flow peaks, duration or volume or flood storage capacity or hydroperiod is anticipated.

vii. Associated parking and other support functions, including, for example, mechanical equipment and maintenance sheds, must be located outside critical area or critical area buffer except where no feasible alternative exists; and

Finding: Parking and similar support functions will be located outside of critical areas and critical area buffers.

viii. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC.20.25H.210.

Finding: Mitigation is planned for permanent and temporary impacts to critical areas. See especially Section 8 of the attached Critical Areas Report Attachment B.

c. Other Parks Uses.

Other parks uses proposed within the critical area or critical area buffer, including public access drives, public loading areas, and public boat launches and ramps, shall meet the generally applicable performance standards of LUC 20.25.H.p55.C.2.b; provided, that active use playfields shall not be allowed in critical area or critical area buffers; and provided, that parking supporting parks uses shall be allowed in a critical area buffer only if no technically feasible alternative, as demonstrated through application of the criteria at LUC20.25.H.p55.C.2.b.exists.

Finding: The Project minimizes impacts within critical areas and critical area buffers; any facilities within these boundaries will meet the applicable performance standards (see analysis of performance standards above). The launch facility for PPVs meets the performance standards in LUC 20.25H.055C.2.b and the no technically feasible alternatives analysis in LUC 20.25H.055.C.2.a. In order to launch people powered vessels there must be direct access to the water and the launch area proposed is the only feasible alternative to accomplish this. New parking area constructed along Lake Washington Boulevard is outside the Critical Area Overlay District. The project is also supported by parking associated with the Bellevue Marina rather than constructing new parking in the shoreline.

G. Wetland Performance Standards LUC 20.25H.100

a. Lights shall be directed away from the wetland.

Finding: No lighting is proposed that would be directed at wetlands on the site. The new emergent wetlands are located at the edge of the lake in the Ravine/Natural Shoreline area, which will not have lighted trails or walkways.

- b. Activity that generates noise such as parking lots, generators, and residential uses, shall be located away from the wetland, or any noise shall be minimized through use of design and insulation techniques.**

Finding: The new emergent wetlands are located at the edge of the lake in the Ravine/Natural Shoreline area, some distance from the noise-generating activities at the site.

- c. Toxic runoff from new impervious area shall be routed away from the wetlands.**

Finding: The Project will provide substantial improvements to the existing stormwater management system that will provide treatment for new impervious surface and improve the water quality of existing stormwater runoff prior to entering Lake Washington. These improvements will avoid toxic runoff entering wetlands.

- d. Treated water may be allowed to enter the wetland critical area buffer.**

Finding: The Project design is consistent with this requirement.

- e. The outer edge of the wetland critical area buffer shall be planted with dense vegetation to limit pet or human use.**

Finding: Wetland critical area buffers will be planted with a mixture of emergent wetland species and willows at 15- to 20-foot width, discouraging pet or human use.

- f. Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the stream buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended.**

Finding: The Project will be consistent with the requirements for use of pesticides, insecticides, and fertilizers, in accordance with the City's Environmental Best Management Practices.

H. Geohazard Performance Standards at LUC 20.25H.125

- a. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;**

- b. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;
- c. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;
- d. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;
- e. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;
- f. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;
- g. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;
- h. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;
- i. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and
- J. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.

Finding: The proposed Project seeks to minimize disturbance to geologic critical areas and conform to the site's natural topography. When disturbance is required to grade proposed Project elements, such as pedestrian and vehicular circulation, the alterations will be designed to conform to the natural topography to the greatest extent possible. Proposed structures within the geologic hazard area, such as walls and wall foundations, will be tiered to conform to existing topography and to minimize wall height. Walls are located to minimize over-steepened slopes. The Project's geotechnical engineering design report provides specific geotechnical

engineering design recommendations for all proposed design elements, including those proposed within the site's geologic hazard area. For detailed information, see *Final Geotechnical Engineering Report* in the project file. See Section XIII for related Conditions of Approval.

F. Compliance with Critical Areas Land Use Permit Decision criteria at LUC 20.30P.140

The Director may approve or approve with modifications an application for a Critical Areas Land Use Permit if:

a. The proposal obtains all other permits required by the Land Use Code; and

Finding: As a condition of approval the applicant will be required to obtain all required permits, including state and federal permits, prior to the commencement of construction activity. See Section XIII for related Conditions of Approval.

b. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer; and

Finding: As noted elsewhere in this report, habitat restoration is an integral part of the Project and restoration and rehabilitation of the shoreline is designed to balance potential impacts to natural resources resulting from the construction of the Project improvements. Shoreline mitigation includes removing existing shoreline armoring consisting of concrete steps and riprap rock bulkheads and placing habitat gravel substrate in these areas. Shoreline planting of native vegetation will also occur in areas that currently include mowed grass and nonnative species. Although the Project will have a significant net increase in over-water coverage, the Project is design explicitly to minimize the impact to shallow nearshore habitat, arguably the area most important to juvenile salmonids. Removal of the existing stormwater pipe and shoreline outfall in the Ravine subarea will create an open channel that will result in conditions resembling those in a natural stream system. Because this drainage is fed by stormwater, the channel will also include a rock weir waterfall to serve as a barrier to fish entering far into the channel and to prevent stranding in low flow periods. The nearshore area will be expanded at the mouth of the channel where treated freshwater will filter into the lake. This feature is expected to provide refugia and feeding opportunities for migrating salmonids.

Parks will also be required to implement construction management BMP's that are designed to limit impact to the adjacent resources during construction. See Section XIII for related Conditions of Approval.

c. The proposal incorporates the performance standards of Part 20.25H LUC to the

maximum extent applicable; and

Finding: As outlined in the discussion above, the Project incorporates the performance standards of LUC 20.25H. Shoreline performance standards are included in LUC 20.25E.080. This proposed development meets all applicable performance standards listed in LUC 20.25E.080. See Section XIII for related Conditions of Approval.

d. The proposal will be served by adequate public facilities including streets, fire protection, and utilities; and

Finding: The Project has been reviewed by the City's Fire, Utilities, and Transportation Departments. The project as designed has been found to be served by adequate public facilities. To proceed to construction, the proposal will be required to obtain all applicable development permits and must comply with all applicable City standards. See Section XIII for related Conditions of Approval.

e. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC 20.25H.210; except that a proposal to modify or remove vegetation pursuant to an approved Vegetation Management Plan under LUC 20.25H.055.C.3.i shall not require a mitigation or restoration plan; and

Finding: The Project is designed with the assumption that most actions in critical areas are restorative in nature and implementation of the Project will result the functions and values of critical areas of higher quality than the existing site. Any choice to impact a critical area or its associated buffer will first avoid, then minimize, and finally mitigate for the unavoidable impacts. Specific actions identified as mitigation include:

- Remove existing bulkhead and restore natural shoreline.
- Remove existing shoreline outfall pipe and build an open channel.
- Provide substantial improvements to the existing stormwater management system that will improve water quality prior to entering Lake Washington.
- Install up to 65,000 sf of new native plantings within the Project site.
- Restore existing upland vegetation by removing invasive species and replanting with native plants.
- Remove existing debris (concrete) within the Project area within Lake Washington.

f. The proposal complies with other applicable requirements of this code.

Finding: As described above, the proposal complies with all other sections of LUC 20.25H. See Section XIII for related Conditions of Approval.

X. SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

An application for a Shoreline Conditional Use Permit requires the concurrent processing of a Shoreline Substantial Development Permit. The subject site is located within the Shoreline Overlay District and development on this site meets the performance standard described in LUC 20.25E.080.B. Shoreline Substantial Development Permits are a Process II administrative decision made by the Director. The decision is subject to compliance with the Shoreline Substantial Development criteria. In addition to compliance with the general performance standards listed in LUC 20.25E.080.B. The applicant has provided documentation that indicates compliance with the required applicable performance standards.

A. Performance Standards LUC 20.25E.080.B

- a. Where applicable, all federal and state water quality and effluent standards shall be met.**

Finding: The Project will comply with all federal and State water quality and effluent standards by providing treatment for post-construction stormwater runoff as required by Bellevue Utilities Code. See Section XIII for related Conditions of Approval.

- b. If a property extends into the Shoreline Overlay District, the Shoreline Master Program Policies and these use regulations shall apply only to that portion of the property lying within the Shoreline Overlay District.**

Finding: The portions of the Project lie both within and outside of the City of Bellevue Shoreline District. Shoreline use regulations apply to that section within the 200-foot Shoreline Overlay District.

- c. All development within the Shoreline Overlay District shall be accompanied by a plan indicating methods of preserving shoreline vegetation and for control of erosion during and following construction in accordance with Part 20.25H LUC, City of Bellevue Clearing and Grading regulations, Chapter 23.76 BCC, and the Comprehensive Plan.**

Finding: The Project plans will include a Temporary Erosion and Sedimentation Control Plan (TESC) and a Stormwater Pollution Prevention Plan (SWPPP) for

construction activities. In addition, a planting plan has been developed. The Project complies with City Code Performance Standards for areas disturbed during construction. Existing native vegetation will be identified and isolated prior to construction activities. To mitigate the impacts of increased turbidity in the water, use of a silt curtain is required as a Conservation Measure for this project

- d. Special care shall be exercised to preserve vegetation in wetland, shoreline and stream corridor bank areas in order to prevent soil erosion. Removal of vegetation from or disturbance of shoreline critical areas and shoreline critical area buffers, and from other critical area and critical area buffers shall be prohibited, except in conformance with Part 20.25H LUC and the specific performance standards of this section.**

Finding: Vegetation removal was minimized to the extent needed to construct the Project. The proposed replanting includes a mix of native and nonnative species. Native plantings will occur over the majority of the site and native plants are required in all critical area buffers.

- e. Maximum height limitation for any proposed structure within the Shoreline Overlay District shall be 35 feet, except in land use districts with more restrictive height limitations. The method of measuring the maximum height is described in WAC 17314-030(6). Variances to this height limitation may be granted pursuant to Part 20.30H LUC.**

Finding: The Project does not include any proposed structures to will exceed 35 feet in height.

- f. The Bellevue Shoreline Master Program, in conjunction with existing Bellevue land use ordinances and Comprehensive Plan policies, shall guide all land use decisions in the Shoreline Overlay District.**

Finding: The Project was compared against the regulations discussed in the City Bellevue's Shoreline Master Program, Comprehensive Plan, and applicable codes and ordinances.

- g. Any development within the Shoreline Overlay District shall comply with all applicable Bellevue ordinances, including but not limited to the Bellevue Land Use Code, Sign Code, and clearing and grading regulations**

Finding: The Project was designed to be aligned with regulations discussed in the City Bellevue's Shoreline Master Program, Comprehensive Plan, and applicable codes and ordinances and found to be in compliance.

- h. The dead storage of watercraft seaward of the ordinary high water mark of the shoreline is prohibited.**

Finding: The Project does not propose routine dead storage of watercraft seaward of the OHWM. A launching facility is proposed, however, and temporary storage may occur during launching and retrieving of PPVs.

- i. Where applicable, state and federal standards for the use of herbicides, pesticides and/or fertilizers shall be met, unless superseded by City of Bellevue ordinances. Use of such substances in the shoreline critical area and shoreline critical area buffer shall comply with the City's "Environmental Best Management Practices."**

Finding: If herbicides, pesticides, and/or fertilizers are used, the Project will comply with the City's Environmental Best Management Practices. See Section XIII for related Conditions of Approval.

- j. Adequate storm drainage and sewer facilities must be operational prior to construction of new development within the Shoreline Overlay District. Storm drainage facilities shall be separated from sewage disposal systems.**

Finding: Before commencing construction, all storm drains and sewer facilities will be checked to ensure they are operational.

B. Performance Standards at LUC 20.25E.080.P

- 1. Swimming shall be separated from public or semipublic boat launching areas.**

Finding: A floating rope will separate the proposed swim beach and swimming area from the hand-carried boat launching area.

- 2. Public street ends in the Shoreline Overlay District may be developed for public recreational activities.**

Finding: The Project is using a street end to develop a PPV launch site.

- 3. Recreational activities within the Shoreline Overlay District shall be permitted when designed subject to the provisions of the Bellevue Shoreline Master Program and its use regulations.**

Finding: The Bellevue Shoreline Master Program was reviewed for standards to inform the design process.

- 4. Public and private recreation activities in the shoreline critical area and shoreline**

critical area buffer shall comply with the requirements of LUC 20.25H.055.

Finding: This Project was reviewed for compliance with the requirements of LUC 20.25H.055. The Project involves development in critical areas and in the context of the Critical Areas Code (LUC 20.25H.055) public parks development is an allowed use meaning that all elements the Project are reviewed under the performance standards listed at LUC 20.25H.055.3.g. i-iii.

C. Compliance with Part 20.30R Shoreline Development Permit

The criteria for approval of a Shoreline Substantial Development Permit are include below. The Director shall either approve, approve with modifications or deny the application if:

- 1. The applicant has carried the burden of proof and produced evidence sufficient to support the conclusion that the application merits approval or approval with modifications; and**

Finding: The applicant has provided documentation that indicates the proposed development is consistent with all relevant requirements set forth by the City of Bellevue and has designed and modified the proposal to include restoration and mitigation measures that will enhance the condition of the shoreline in this location. The project file includes a record in support of the proposed project. All applicable performance standards have been met by the project design.

- 2. The applicant has demonstrated that the proposal complies with the applicable decision criteria of the Bellevue City Code; and**

Finding: This development proposal includes clearing and grading, stream restoration, soft stabilization, restoration, and removal of existing piers and construction of new public pier. The applicant has provided site plans and environmental documentation as well as shoreline restoration and landscaping plans in support of the proposal. The application has been found to be in compliance with the applicable performance standards of LUC 20.25E.080. See Section XIII for related Conditions of Approval.

- 3. The applicant has demonstrated that the proposal is consistent with the policies and procedures of the Shoreline Management Act and the provisions of Chapter 173-14 WAC and the Master Program.**

Finding: This is a proposal to expand an existing public park along the shoreline of Lake Washington. The use is fundamentally consistent with the Shoreline Management Act. The proposal has been reviewed in accordance with the requirements of Bellevue's Shoreline Master Program, applicable sections of the

WAC, the RCW, and other pertinent codes and policies. The proposed development will not limit the use of the shoreline by the public and will not cause undesired or unreasonable impacts on the surrounding environment and community. The proposal will promote the public use and enjoyment of the State's shoreline resources through an increase in public use and enjoyment of the shoreline.

XI. SHORELINE CONDITIONAL USE PERMIT

The Project encompasses 6.7 acres of sloped waterfront property along the eastern shore of Meydenbauer Bay on Lake Washington. The area is zoned low and medium density residential. City parks are generally permitted in all zones except where park development involves specific uses and facilities where impacts to surrounding neighborhoods may rise to a level for which conditional use approval is required. In this case, the Project is a beach park on Lake Washington which, under LUC 20.10.440 footnote 10, triggers the requirement for conditional use approval. Since roughly half the site is within the shoreline area (200 feet from OHWM), the restrictions and allowances of the Shoreline Management Program apply and a Shoreline Conditional Use Permit is required. For approval of a Shoreline Conditional Use Permit, the following criteria must be met:

A. Decision criteria

The City may approve or approve with modifications an application for a Shoreline Conditional Use Permit if:

- (1) The proposed use will be consistent with the policies of RCW 90.58.020 and the policies of the Bellevue Shoreline Master Program; and**

Finding: In adopting the Shoreline Management Act, the Legislature declared its interest in managing of the shorelines of the state by planning for and fostering all reasonable and appropriate uses. This policy contemplated protecting against adverse effects to public health, the land and its vegetation and wildlife, and the waters of the state and their aquatic life, while protecting generally public rights of navigation and similar rights. For shorelines of *state wide significance* like Lake Washington, this general policy led to a list of preferential uses: (1) Recognize and protect the statewide interest over local interest; (2) Preserve the natural character of the shoreline; (3) Result in long term over short term benefit; (4) Protect the resources and ecology of the shoreline; (5) Increase public access to publicly owned areas of the shorelines; (6) Increase recreational opportunities for the public in the shoreline; and (7) Provide for any other element as defined in RCW 90.58.100 deemed appropriate or necessary.

Bellevue's Shoreline policies echo a similar focus with emphasis on uses and activities that: "improve or are compatible with natural amenities of the shorelines, provide public

access, or depend on a shoreline location” (Policy SH-3); “plan and designate shorelines suited for public water-enjoyment uses” (Policy SH-5); “protect and improve wildlife and aquatic habitats, particularly spawning waters” (Policy SH-13); “protect and restore shoreline areas which have historical, cultural, educational, or scientific value” (Policy SH-17); and, “encourage acquisition and development of public access”(Policy SH-21). (See Attachment H Comprehensive Plan Analysis for more details.)

The Project represents an effort to develop a public park on the north shore of Meydenbauer Bay that incorporates the existing Meydenbauer Beach Park with additional City-owned properties along the northern shore of Meydenbauer Bay. The Project implements the vision contained in the Meydenbauer Park Plan and the policies in RCW 90.58 and the Bellevue Shoreline Master Plan by facilitating a significant increase in public access to shorelines of the state, enhancing recreation opportunities, and protecting and enhancing the ecology of the shoreline. The Project accomplishes this by creating developed areas to enhance access for all balanced by a significant effort to restore natural ecological features, building a range of physical spaces and amenities, and constructing pedestrian connections between the waterfront and uplands. The Project is a water-enjoyment use and will provide for additional recreation opportunity for the public by providing a range of activities including waterfront access and water-based recreation like swimming, boating, fishing that can only occur on the shoreline. Likewise, the Project will restore ecological functions and improve water quality while strengthening the visual, cultural, and physical connections of the City to Lake Washington. And finally, it repurposes the waterfront Whaling Building for new public uses while celebrating Bellevue’s historic past as a whaling port.

(2) The proposed use will not interfere with the normal public use of public shorelines;

Finding: The proposed use is located entirely on public property and its purpose is to provide enhanced public access to public shorelines. The use, when completed, will enhance greatly the opportunity for public use of the shoreline for swimming, boating, aesthetic contemplation and other uses.

(3) The proposed use of the site and design of the project will be compatible with other permitted uses within the area; and

Finding: As described in this report, the Project is situated on a large waterfront site bracketed by existing single-family neighborhoods to the north and west and multi-family residences and a City-owned marina to the south and east. Single-family residences also line the shore of Meydenbauer Bay to the south and they will look out at the Project across about 1000 feet of intervening water. The proposed use is a City beach park and this use is permitted by the City of Bellevue land use code pending an analysis of impacts to adjacent property and uses represented by this permit.

In this context, it is worth noting that by adopting the underlying Meydenbauer Bay Park and Land Use Plan, complete with specific Implementation Principles, the City Council indicated that the Project, in their view, is generally compatible with other uses in the area.

Where potential conflicts may have existed with nearby residential neighborhoods and users of the Bellevue Marina, the Project has been repeatedly revised to address these concerns. The Project design is sensitive to neighborhood concern about views, privacy, light pollution, and noise. For example, a detailed lighting plan is included and lighting will be limited to the minimum necessary and constructed and installed in a manner that ensures light emitted by a luminaire is projected downward below the horizontal plan of the luminaire's lowest light-emitting part or fully screened by project elements. This should greatly reduce the generalized glare that often is associated with public parks at night.

Similarly, the design of the beach house, the only substantial structure in addition to the pier planned for construction in Phase 1, is such that it disappears into the slope from many aspects and from the side is no higher than 15 feet to the top of the required railing. Also, to reduce the likelihood of "after hours" impacts to the residents of the single-family district, the Project will adhere to an approved set of standard operating procedures. Parks plans to operate Meydenbauer Bay Park as it does Downtown Park, opening at one-half hour before sunrise and closing at 11:00 pm in the evening. See Section XIII for related Conditions of Approval.

(4) The proposed use will cause no unreasonably adverse effects to the shoreline environment designation in which it is to be located; and

Finding: The Project as designed will cause no significant adverse impacts to the shoreline environment designation in which it is to be located. The lake shoreline will be improved and rehabilitated by removing existing concrete and riprap bulkhead and removing fill material along the shoreline. The shoreline will be restored and expanded using soft stabilization techniques through excavation, slope regrading, placement of habitat gravel and other fine substrates, planting with native riparian and emergent marsh vegetation, and woody debris placement. The Project will create a habitat stream from existing piped stormwater that will include the creation of new emergent wetlands along the shoreline and new areas for fish refuge and feeding. The Project also includes placement of 1462 cubic yards of habitat gravel in in-water areas, and sand above OHWM.

In addition, the Project will remove existing over-water coverage along the shoreline, including the existing Meydenbauer Beach Park public pier and the residential covered boat-moorage pier. New over-water elements include a pier and seasonal swim float, and will result in a 2,391 square foot net increase in over-water coverage. (See Table 1

and Figures 6 a through f in Attachment A for a more complete picture of the pier design.)

(5) The public interest suffers no substantial detrimental effect; and

Finding: The proposed project will greatly improve the public's ability to access, use and enjoy the waters of Lake Washington in the vicinity of Meydenbauer Bay by significantly expanding public use and access, especially given the adjacency to the Downtown. As a water-enjoyment use, the Project is designed in a manner that provides greatly enhanced public access while restoring ecological functions and values of the shoreline.

(6) The proposed use complies with all requirements of WAC 173-14-140; and

Finding: The proposal has been reviewed in accordance with the requirements of Bellevue's Shoreline Master Program, applicable sections of the WAC, the RCW, and other pertinent codes and policies and has been found to comply as outlined in this staff report.

(7). The proposed use is harmonious and appropriate in design, character and appearance with the existing or intended character and quality of development in the immediate vicinity of the subject property and with the physical characteristics of the subject property; and

Finding: This Project has been designed to meet the existing and intended character of the vicinity in which it is located by creating a memorable waterfront park while balancing the site's natural setting with public access opportunities encouraged by the state Shoreline Management Act. The Project includes several distinct subareas that transition from more natural to more developed as one moves west to east across the site thereby purposively placing the most intensive uses like the swim beach and public pier near the Project's center or southern edge while the natural Ravine Area is abutting the single-family area to the north and west thereby insulating it from the activity centers of the park. For more detail, consult the Figure 1 above and Attachment A for additional plan views and cross-sections. A detailed project description is available at Attachment C.

(8) The proposed use will be served by adequate public facilities including streets, fire protection, water, stormwater control and sanitary sewer; and

Finding: This application has been reviewed by staff at the City's Fire, Utilities, and Transportation Departments. Their review reveals that the Project, as proposed, is served by adequate public facilities. To proceed to construction, the proposal will be required to obtain all applicable development permits and must comply with all applicable City standards. A summary of technical review of the project proposal is included in Section VII of this report. See Section XIII for related Conditions of Approval.

(9) The proposed use will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and

Finding: Considerable care has been taken to ensure that the range of uses and activities associated with a city park on the shoreline will not be detrimental to uses or property in the immediate vicinity. Throughout the design process, local neighborhood and agency representatives have been consulted, and their concerns and ideas incorporated into the design where possible. The Project implements the vision contained in the Meydenbauer Park Plan by creating developed areas and restoring natural ecological features, providing a range of physical spaces and amenities, and creating pedestrian connections between the waterfront and uplands. The Project is a water-enjoyment use and is designed to provide additional public access and recreation opportunity by providing picnicking, contemplation, bird-watching, walking, swimming, water access via a public pier, and person-powered boating (PPV). Similarly, the Project will restore ecological functions and improve water quality while strengthening the visual, cultural, and physical connections of the City to Lake Washington. And finally, it repurposes the waterfront Whaling Building for new public uses while celebrating Bellevue's historic past as a whaling port.

(10) The proposed use has merit and value for the community as a whole; and

Finding: The proposed use has merit and value for the community in that it will greatly enhance public access, particularly from the Downtown, to the shoreline by offering across four distinct areas of the site a range of water-enjoyment activities including picnicking, contemplation, walking, swimming, water access via a public pier, person-powered boating (PPV), and celebration of Bellevue's historical and cultural heritage. The Project will restore ecological functions and improve water quality along the entire waterfront while strengthening the visual, cultural, and physical connections of the City to Lake Washington. Further, through purposeful design the Project will limit its impact on the surrounding residential community.

(11) The proposed use is in accord with the Comprehensive Plan; and

Finding: The Project is consistent with the goals and policies of the City of Bellevue Comprehensive Plan. A summary of comprehensive plan consistency is found at Attachment H of this report. Generally, as a public project the Project will promote the public's use and enjoyment of the shoreline while not unreasonably intruding on private property rights. Additionally, the Project will restore ecological functions and improve water quality throughout, greatly improving the overall ecological characteristics of the site while improving local aesthetics, and complying with all of the City's development standards. The Project will have no impact on views, it will restore and rehabilitate the natural environment, will not overburden the City's infrastructure, and has been found

to be consistent with the surrounding uses and existing development.

(12)The proposed use complies with all other applicable criteria and standards of the Bellevue City Code.

Finding: As described in this report, the proposal meets all other applicable criteria and standards of the Bellevue City Codes. See Section XIII for related Conditions of Approval.

XII. CONDITIONAL USE PERMIT

The Project incorporates 6.7 acres of sloped waterfront property along the eastern shore of Meydenbauer Bay on Lake Washington. The area is zoned low and medium density residential. City parks are generally permitted in all zones except where park development involves specific uses and facilities where impacts to surrounding neighborhoods may rise to a level for which conditional use approval is required. In this case, the Project is a beach park which, under LUC 20.10.440 footnote 10, triggers the requirement for conditional use approval. Because part of the property is also subject to the restrictions and allowances of the Shoreline Management Program and requires a Shoreline Conditional Use Permit, the area outside shoreline jurisdiction—roughly half the site—requires conditional use approval as well. (See Figure 1 for rough indication of where the edge of the shoreline area is located.)

For approval of a Conditional Use Permit, the following criteria must be met:

A. Decision criteria

(1) The conditional use is consistent with the Comprehensive Plan.

Finding: The Project represents an effort to expand an existing public park on the north shore of Meydenbauer Bay to abutting city-owned property purchased for that purpose. As identified in Section X above, the Project is designed to facilitate public access to shorelines of the state, enhance recreation opportunities, protect and improve the ecology of the shoreline, while strengthening the visual, cultural, and physical connections of the City to Lake Washington. And finally, it repurposes the waterfront Whaling Building for new public uses while celebrating Bellevue's historic past as a whaling port. Abutting the site, however, is a range of residential uses, and a public marina use. In approving this use, the City will be required to balance the public benefits provided by creating public water-enjoyment use like the Project (which are considerable) with the need to be sensitive to potential impacts associated with its design and operation on abutting residential neighbors, Bellevue Marina operations, and general navigability in Meydenbauer Bay. In so doing, some policies may be in tension and where that occurs mitigation may be required to offset the identified impacts.

As discussed above, Bellevue's Comprehensive Plan (Plan) contains shoreline policies that fully support the purchase, conversion to parks use, and construction of a waterfront park designed to improve or are compatible with natural amenities of the shorelines, provide public access, or depend on a shoreline location" (Policy SH-3); or that "protect and restore shoreline areas which have historical, cultural, educational, or scientific value" (Policy SH-17).

Similar support is found in the Parks, Recreation and Open Space planning policies. Among the seven focus areas that are used to plan for parks and recreation needs, "acquiring and developing additional publicly-owned waterfront property to meet community interest" is an essential component. Another focus area is "designing and providing a park system to serve the urban densities of Downtown Bellevue and a redeveloped Bel-Red subarea. Further developing that theme is Policy PA-6 that calls for "the acquisition and development of waterfront property in increase public access to Bellevue's Lakes."

The Project is likewise supported by a number of environmental policies including Policy EN-90 that calls for prioritizing efforts "to preserve or enhance fish and wildlife habitat through regulations and public investments in critical areas with largely intact functions and in degraded areas where there is a significant potential for restoring functions." A number of policies (EN-63 through EN-68) focus on environmental preservation and restoration of aquatic habitat and particularly on giving special consideration to conservation or protection measures necessary to preserve or enhance anadromous salmonids. (See Comprehensive Plan Analysis at Attachment H.)

In addressing core needs of neighborhoods, the Plan is quick to identify parks as an essential element while stressing that adaptation will be key to responding to market forces, changing housing needs, and increased diversity. As the section devoted to Neighborhoods in the Comprehensive Plan points out, Bellevue's neighborhoods are not static. They are dynamic communities that will continue to adapt and change while seeking to preserve what residents' value most. They will grow with new schools, businesses, parks and amenities. They will reflect the market forces that respond to changing housing needs for Bellevue's diverse community. Adaptable neighborhoods play an active role in responding to the changing needs and external pressures that impact their community. From the standpoint of Parks development, one surprising driver of that development is that an estimated ninety percent of Bellevue's future housing capacity is situated in multi-family districts, and particularly the Downtown. As Bellevue grows and becomes denser and taller, residents will continue to want safe, quality neighborhoods and access to schools, parks, trails, local stores and recreation.

One challenge in the face of rapid growth is to “preserve and develop distinctive neighborhood character within Bellevue’s diverse neighborhoods.” (see Policy N-9). One way to do so is exemplified in Policy N-11 which calls for “neighborhood-tailored solutions to localized issues while ensuring that they meet citywide responsibilities.”

In keeping with this emphasis on localized planning, the Council authorized development of a Park Master Plan in 2007 and appointed a Steering Committee to shepherd a comprehensive planning process to provide a memorable shoreline park. Following a lengthy public process—21 public meetings were held by the Steering Committee between 2007 and 2009—before an Environmental Impact Statement (EIS) was prepared on the preliminary alternatives in order to help both the Committee, the public, and ultimately the Council understand the proposal and its potential impacts. In November 2009, the Steering Committee reached a major milestone when it voted unanimously to forward their recommendations for the preferred alternative and the draft Master Plan (Plan) to the Parks Board and City Council. On April 13, 2010, the Park Board recommended approval of the Meydenbauer Bay Park and Land Use Plan. In an effort to further support neighborhood concerns, special Implementation Principles were incorporated into the Plan to respond to concerns raised by neighbors and the Meydenbauer Bay Neighbors Association (MBNA). The adopted Implementation Principles can be found at Appendix E. The City Council unanimously adopted the Meydenbauer Bay Park and Land Use Plan on December 13, 2010, with the Implementation Principles included.

- (2) **The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity; and,**

Finding: As described in this report, the Project is situated on a large shoreline site bracketed by existing single-family neighborhoods to the north and west and a multi-family residences and a City-owned marina to the south and east. Single-family residences situated on the shore of Meydenbauer Bay to the south will look at the Project across Meydenbauer Bay. The proposed use is a City beach park and this use is permitted by the City of Bellevue land use code pending an analysis of impacts to adjacent property and uses represented by this permit. In this context, it is worth noting that by adopting the underlying Meydenbauer Bay Park and Land Use Plan, complete with specific Implementation Principles, the City Council served noticed that the Project is generally compatible with other uses in the area.

Where potential conflicts may have existed with nearby residential neighborhoods and users of the Bellevue Marina, the Project has been repeatedly revised to address these concerns. The Project design is sensitive to neighborhood concern about views, privacy, light pollution, and noise. For example, a detailed lighting plan (see 50%

construction drawings in file) is included and lighting will be limited to the minimum necessary and constructed and installed in a manner that ensures light emitted by the luminaire is projected downward below the horizontal plan of the luminaire's lowest light-emitting part or screened by project elements. This should greatly reduce the generalized glare that often is associated with public parks at night.

Similarly, the design of the beach house, the only substantial structure in addition to the pier planned for construction in Phase 1, is such that it disappears into the slope from many aspects and from the side is no higher than 15 feet at any point.

City parks are exempt from regulation under the City of Bellevue's noise code BCC 9.18. However, in an effort to reduce the likelihood of "after hours" impacts to the residents of the residential districts surrounding the park, the Project will adhere to an approved set of standard operating procedures. Parks plans to operate Meydenbauer Bay Park as it does Downtown Park, opening at one-half hour before sunrise and closing at 11:00 pm in the evening. See Section XIII for related Conditions of Approval.

- (3) The conditional use will be served by adequate public facilities including streets, fire protection, and utilities.**

The proposal will be served by all required public facilities, including streets, sidewalks, fire protection, water, stormwater control, and sanitary sewer as outlined in the Section VII.

- (4) The conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property.**

Finding: Considerable care has been taken to ensure that this range of uses and activities associated with a city park on the shoreline will not be detrimental to uses or property in the immediate vicinity. Throughout the design process, local neighborhood and agency representatives have been consulted throughout and their concerns and ideas incorporated into the design where possible. (See the record of public involvement and tailored meetings in Section V of this report.) The Project implements the vision contained in the Meydenbauer Park Plan by creating distinct developed areas and overlooks, restoring natural ecological features, providing a range of physical spaces and amenities, and creating pedestrian connections between the waterfront and uplands. The Project is a water-enjoyment use and is designed to provide additional access and recreation opportunity for the public by providing a variety of activities including waterfront access and enjoyment and recreational activities like swimming and boating that can only occur on the shoreline. Similarly, the Project will restore ecological functions and improve water quality while strengthening the visual, cultural, and physical connections of the City

to Lake Washington. And finally, it repurposes the waterfront Whaling Building for new uses while celebrating Bellevue’s historic past as a whaling port.

Where potential conflicts may have existed with nearby residential neighborhoods and users of the Bellevue Marina, the Project has been repeatedly revised to address these concerns. The Project design is sensitive to neighborhood concern about views, privacy, light pollution, and noise. For example, a detailed lighting plan is included and lighting will be limited to the minimum necessary and constructed and installed in a manner that ensures light emitted by the luminaire is projected downward below the horizontal plan of the luminaire’s lowest light-emitting part or screen by project elements. This should greatly reduce the generalized glare that often is associated with public parks at night. Similarly, the design of the beach house, the only substantial structure in addition to the pier planned for construction in Phase 1, is such that it disappears into the slope from many aspects and from the side is no higher than 15 feet at any point. Also, to reduce the likelihood of “after hours” impacts to the residents of the single-family district, the Project will adhere to an approved set of standard operating procedures. See Section XIII for related Conditions of Approval.

(5) The conditional use complies with the applicable requirements of this code.

Finding: As conditioned, this Conditional Use Approval has met the applicable performance standards and requirements of the Land Use Code. See especially the discussion in Section III Consistency with General Land Use Requirements.

XIII. RECOMMENDATION AND DECISION OF DIRECTOR WITH CONDITIONS

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, SEPA, and City Code and Standard compliance reviews, the Director does hereby **APPROVE with CONDITIONS** the application for Critical Areas Land Use Permit, **APPROVE with CONDITIONS** the application for Shoreline Substantial Development Permit, and **RECOMMENDS APPROVAL** of the Shoreline Conditional Use Permit and Conditional Use Permit **with CONDITIONS** to the Hearing Examiner.

The following conditions are imposed under authority referenced:

A. COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances (whether or not discussed in this report) including but not limited to:

Applicable Codes, Standards and Ordinances	Contact Person
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Clearing & Grading Code – BCC 23.76	Tom McFarlane, 425-452-5207
Construction Codes – BCC Title 23	Building Review Desk, 425-452-4121
Fire Code – BCC 23.11	Adrian Jones, 425-452-4122
Land Use Code – BCC Title 20	Michael Paine, 425-452-2739
Noise Control Code – BCC 9.18	
Sign Code – BCC Title 22	
Transportation Code – BCC 14.60	Vanessa Humphreys, 425-452-2569
Right of Way Use Code – BCC 14.30	Tim Stever (425) 452-4294
Utility Code – BCC Title 24	Mark Dewey, 425-452-6179

B. GENERAL CONDITIONS

1. CONSTRUCTION WINDOW

To limit the potential for impact to fish utilization and migration patterns, all in-water construction activity associated with this project shall take place during the applicable work windows. This site is located North of I-90 more than 2 miles from Mercer Slough. The applicable work window is July 16 to September 30. No in-water work shall take place outside these periods unless otherwise determined by the Hydraulics Project Approval issued by the Washington State Department of Fish and Wildlife.

Authority: LUC 20.30R

Reviewer: Michael Paine

2. FIRE CODE REQUIREMENTS

Fire Department review of the project for consistency with Fire Code standards will take place under building permit review.

Authority: City of Bellevue Fire Code

Reviewer: Adrian Jones

3. UTILITY CODE REQUIREMENTS— CONCEPTUAL APPROVAL

Utility Department approval of the design review application is based on the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Utility Developer Extension Agreement (DEA) for water, and storm. A water and storm Developer Extension Agreement will be required along with separate UA and UC permits. All necessary public and private utility easements are required to be recorded prior to final acceptance of the utility improvements.

Authority: BCC 24.02, 24.04, 24.06

Reviewer: Mark Dewey, Utilities

4. CLEARING AND GRADING CODE REQUIREMENTS

The Clearing and Grading Division has approved this proposal with the condition that the applicant apply for and obtain a Clearing and Grading Permit and that all applicable sections of the Clearing and Grading Code (BCC 23.76) be met prior to permit issuance.

Authority: BCC 23.76

Reviewer: Tom McFarlane

5. NOISE REQUIREMENTS

Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Routine construction exemptions under BCC 9.18.020.C will not be granted for this project due to proximity off residential neighborhoods. Exemptions will be considered on a case by case basis and exemptions requested solely for the convenience of construction will not be considered. Requests for short-term construction hour extension must be submitted in writing two weeks in advance of intended work with the submittal of a construction noise expanded exempt hours permit. Such requests may require a site specific noise analysis prepared by a noise consultant. The use of best available noise abatement technology consistent with technical feasibility is required during construction to mitigate construction noise impacts to surrounding uses.

Authority: BCC 9.18

REVIEWER: Michael Paine

6. VIBRATORY PILE DRIVER REQUIRED

To mitigate impacts to fish habitat and fish use and to reduce construction noise impacts to surrounding residents, a vibratory pile driver is required to install the piling for the proposed curved pier.

Authority: BCC 9.18; LUC 20.25E; LUC 20.25H.

Reviewer Michael Paine

7. CONSTRUCTION STAGING REQUIREMENTS

Construction activity within the site shall be staged to limit the impact of construction activity on the adjacent property owners and the public right-of-way. The applicant shall prepare a construction staging plan to be submitted and approved as part of the Project' right-of-way, construction, and building permits and should coordinate site access with different phases of construction.

Authority: LUC 20.30C

REVIEWER: Michael Paine

8. STRUCTURE HEIGHT

All structures shall be limited to a maximum of 35 feet in height as measured from average existing grade to the highest point of the structure.

Authority: LUC 20.20.010; 20.25E; 20.30C; 20.30R

REVIEWER: Michael Paine

9. SEASONAL CLEARING AND GRADING RESTRICTIONS

The project is located adjacent to Lake Washington where the potential for discharge into waters of the state is high. The project will be subject to work restrictions during the rainy season. The Clearing and Grading code (BCC 23.76) defines the rainy season as November 1st through April 30th. The Development Services Department must grant approval to initiate or continue clearing or grading activity during the rainy season. Any approval will be based on-site and project conditions, extent and quality of the erosion and sedimentation control, and the project's track record at controlling erosion and sedimentation.

Authority: BCC 23.76

Reviewer: Janney Gwo

10. PROVISIONS FOR LOADING

The property owner shall provide an off-street loading space which can access a public street. This must include an off-street location for garbage pick-up, which must be acceptable to the garbage hauler. This use may not take up a required parking spot. On-street loading and unloading will not be permitted.

Authority: LUC 20.20.590.K.4; BCC 14.60.180

Reviewer: Vanessa Humphreys, Transportation Department, 425-452-2569

11. SITE ENVIRONMENTAL MANAGEMENT

To mitigate potential adverse water quality impacts, operations on the site must comply with Bellevue's Environmental Best Management Practices.

Authority: LUC 20.30C

Reviewer: Michael Paine

12. APPROVAL OF PARK OPERATIONS PROCEDURE

Prior to final clearing and grading and land use inspection, Parks shall submit a standard operating procedure plan for site management that includes facility operating hours, peak day use management, management of landscape maintenance and garbage disposal, and pesticide use. This operating plan shall contain the following elements: (1) hours when park is open to the public; (2) procedures for peak day use management; (3) description of general maintenance procedures and appropriate timeframes for mowing, blowing, routine maintenance, and garbage hauling; (4) procedures governing pesticide use within the 50-foot buffer from the OHWM and near open water conveyance on the site.

Authority: LUC 20.30C

Reviewer: Michael Paine

13. PARKING PLAN REQUIRED FOR PEAK SUMMER PARKING DEMAND

Prior to final clearing and grading and land use inspection, Parks shall develop a parking plan to manage expected peak utilization of park and marina use on identified peak summer holiday weekends. This plan shall consist of: (1) signing the marina lot for park and marina use only; and, (2) providing sufficient monitoring to ensure compliance with park signage; (3) collecting parking utilization information when swim beach is open (you may propose a plan with employee observation according a fixed methodology or contract with a parking management firm; and, (4) outlining when compliance with Special Event Code (BCC 14.50) would be required.

Authority: LUC 20.30C

Reviewer: Michael Paine

14. DARK SKY LIGHTING REQUIRED. Lighting within the Park shall be limited to the minimum necessary and constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire's lowest light-emitting part or otherwise obscured. The applicant shall submit a written narrative with the lighting plan attesting to the success at meeting this condition. Luminaires that do not meet this condition shall be replaced unless analysis suggests that the location of the luminaire makes the condition unnecessary or the specific lighting requirement cannot be met under these restrictions. Lighting tear sheets or photos of fixtures must be submitted to Development Services for preliminary approval and shall be confirmed by inspection in the field after installation.

C. PRIOR TO SUBMITTAL OR ISSUANCE OF ANY CONSTRUCTION PERMIT

1. RIGHT-OF-WAY USE PERMIT

Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

- a) Designated truck hauling routes.
- b) Truck loading/unloading activities.
- c) Location of construction fences.
- d) Hours of construction and hauling.
- e) Requirements for leasing of right of way or pedestrian easements.
- f) Provisions for street sweeping, excavation and construction.
- g) Location of construction signing and pedestrian detour routes.
- h) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing

pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access.

The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

Authority: BCC 11.70 & 14.30

Reviewer: Tim Stever (425) 452-4294

2. CIVIL ENGINEERING PLANS – TRANSPORTATION

Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Requirements for the engineering plans include, but are not limited to:

- a) Traffic signs and markings.
- b) Curb, gutter, sidewalk, and driveway approach design. The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.
- c) Curb ramps, crosswalk revisions, and crosswalk equipment.
- d) Installation or relocation of streetlights and related equipment.
- e) Street lighting.
- f) Undergrounding of existing overhead utility lines, which should be coordinated with adjacent sites. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.
- g) Sight distance. Show the required sight triangles for pedestrian and vehicular sight distance (TE-1 and TE-3) and include any sight obstructions, including those off-site. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.
- h) Landings on sloping approaches are not to exceed a 7% slope for a distance of 30 feet approaching the back edge of sidewalk. Driveway grade must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- i) The minimum driveway width for a one-way driveway is sixteen feet. Driveway aprons must be constructed in accordance with Design Manual Standard Drawing DEV-7F.

- j) Location of fixed objects in the sidewalk or near the driveway approach.
- k) Trench restoration within any right of way or access easement.

Specific requirements are detailed below:

- a) A street lighting analysis of Lake Washington Boulevard NE and 99th Avenue NE is required to determine adequacy of existing street lighting. Lake Washington Boulevard NE and 99th Avenue NE are classified as Tertiary roadways for street lighting and must be lit to those standards. The street lighting on 99th Avenue NE shall be city owned. The applicant is responsible for the cost associated with the design and installation of street lights for the entire street frontage.
- b) A six foot wide sidewalk with four foot wide planter is required to be installed along the site's street frontage on Lake Washington Boulevard NE.
- c) A five foot wide bicycle lane is required on the south side of Lake Washington Boulevard NE along the park street frontage. The applicant is responsible for any channelization or markings associated with the installation of the bike lane.
- d) The relocation of existing above-grade utilities and signing will be required as needed to ensure that no fixed objects are within ten feet of the driveway edge, identified as Point A in the Design Manual Standard Drawing DEV-7F, and to ensure compliance with sight distance requirements.
- e) Existing overhead utility lines must be relocated underground and no new overhead utility lines will be allowed within or across any right of way or sidewalk easement.
- f) The applicant has proposed improvements to 99th Avenue NE including sidewalks on both sides of the street south of Lake Washington Boulevard NE, angled parking on the west side of the street, and a loading zone area with vehicle turn-around loop as shown on the plans. A crosswalk must be installed on the east side of 99th Avenue NE crossing Lake Washington Boulevard NE to better facilitate pedestrian movement from the downtown park area. The crosswalk style will be the piano key marking style as shown in Standard Drawing TE-7A. A parallel bar marking style crosswalk shall be installed crossing 99th Avenue NE, south of Lake Washington Boulevard to align with the curb ramps. ADA-compliant curb ramps will be required on the southwest, southeast, and northeast corners of 99th Avenue NE and Lake Washington Boulevard NE with the installation of the proposed sidewalks. For a possible future flashing beacon crosswalk, conduit with accompanying junction boxes shall be installed crossing Lake Washington Boulevard at 99th Avenue NE. An end of road design, at the south end of 99th Avenue, is required to visually alert drivers of the transition from the public street to the Bellevue Marina parking lot area. The applicant is proposing a driveway approach, guardrails, and reflective signing; the details will be determined during the clearing and grading permit.
- g) The applicant has proposed a bus bay on the south side of Lake Washington Boulevard NE along the park street frontage for school bus drop off. The bus bay details shall be shown on the plans including signing for no parking and to indicate that the area is for buses only.

- h) Planter strips within the sidewalk along Lake Washington Boulevard NE shall be irrigated with a metered water source.
- i) To the extent feasible, no utility vaults may be located within the primary walking path in any sidewalk. Vaults serving a broader public purpose may be located within a public sidewalk.
- j) The applicant shall provide easements to the City for location of street light facilities consisting of above-grade boxes and/or below-grade vaults between the park and sidewalk within the landscape area on the Lake Washington Boulevard NE frontage.

Authority: BCC 14.60; Transportation Department Design Manual; Americans with Disabilities Act

Reviewer: Vanessa Humphreys, Transportation Department, 425-452-2569.

3. SITE DISTANCE MUST BE MAINTAINED

Landscaping plans and building plans must depict on-site traffic markings and signs and driveway design as specified in the engineering plans. Landscaping and building plans must comply with vehicle and pedestrian sight distance requirements, as shown on the engineering plans.

Authority: BCC 14.60.060; 110; 120; 150; 180; 181; 190; 240; 241

Reviewer: Vanessa Humphreys

4. EXISTING EASEMENTS

Any utility easements contained on this site which are affected by this development must be identified. Any negative impact that this development has on those easements must be mitigated or easements relinquished.

Authority: BCC 14.60.100

Reviewer: Tim Stever (425) 452-4294

5. EASEMENTS FOR STREET LIGHT BOXES AND VAULTS

The applicant shall provide easements to the City for location of street light facilities such as above-grade boxes and below-grade vaults between the park and sidewalk within the landscape area.

Authority: BCC 14.60.100

Reviewer: Vanessa Humphreys, Transportation Department, 425-452-2569

6. SIDEWALK/UTILITY EASEMENTS

The applicant shall provide sidewalk and utility easements to the City such that sidewalks outside of the City right of way along the property frontage are located within a pedestrian easement area.

Authority: BCC 14.60.100

Reviewer: Vanessa Humphreys, Transportation Department, 425-452-2569

7. SILT CURTAIN

To meet the requirements of the Shoreline Substantial Development Permit approval,

the applicant is required to modify the dock removal and new pier construction plans to include the use of a silt curtain that will limit the release of sediments during pile driving and construction.

Authority: LUC 20.25E; 20.30R; 20.30C

Reviewer: Michael Paine, Development Services Department

8. UTILITIES

The water, sewer and storm drainage systems shall be designed per the Utility codes BCC 24.02, 24.04, 24.06, and the Utilities Engineering Standards. Utility Developer Extension Agreements are required for the review, approvals and inspection of the water, sewer and storm drainage improvements. The water, sewer and storm drainage design review, approvals and inspection will occur through the Utility Developer Extension process. The civil engineer shall be licensed in the state of Washington.

Authority: BCC 24.02, 24.04 & 24.06

Reviewer: Mark Dewey

9. SUBMITTAL OF FINAL SHORELINE RESTORATION AND LANDSCAPE PLAN

To mitigate impacts to shoreline and critical area functions and values resulting from permanent and temporary disturbance associated with construction of the Project, a final restoration and landscape plan (1"=10' scale) must be submitted for review and approval. Restoration plans must contain native shrubs and trees and most conform to planting details, densities and performance standards of the proposed vegetation restoration plan modified, if required, by Agency review and approval. Where suggested densities do not match the standard minimum acceptable densities outlined in the City of Bellevue Critical Area Handbook, the final plan must be altered accordingly. Any modifications to this plan must be submitted for review and approval by the City prior to commencing any work.

Authority: LUC 20.30C; 20.30R; 20.25E; BCC 23.76

Reviewer: Michael Paine

10. SUBMITTAL OF FINAL WETLAND MITIGATION AND BUFFER RESTORATION PLAN

To mitigate impacts to wetlands resulting from permanent and temporary disturbance associated with construction of the Project, a final mitigation plan (1"=10' scale) must be submitted for review and approval. The Plan must be acceptable to the City and consistent with mitigation plan outlined in this staff report. The plan must be accompanied by a 10-year maintenance and monitoring plan and must meet all requirements of reviewing agencies.

Authority: LUC 20.30C; 20.25H; BCC 23.76

Reviewer: Michael Paine

11. UPDATED GEOTECHNICAL REPORT

Prior to the issuance of any construction permit, the applicant shall provide an letter addendum to the geotechnical report verifying that the recommendations of the report meet the current site design.

Authority: BCC 23.76
Reviewer: Janny Gwo

12. CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (CSWPPP)

Prior to submittal of construction permits, the applicant shall prepare a CSWPPP. Plans shall include a site plan, notes and associated details that address erosion and sedimentation control requirements of the BCC 23.76. A turbidity monitoring plan is also required while earthwork continues on the site. The plan must include the proposed methods of monitoring, frequency of monitoring, and location of monitoring. The plan must be acceptable to the City's clearing and grading Reviewer. The monitoring of stormwater turbidity is required to determine compliance with City of Bellevue (BCC 23.76.160.C) and State Surface Water Quality Standards (WAC 173.201 A). The standard for turbidity (indirect measurement of the amount of suspended sediments in-water) is:

- 5 NTU over background turbidity when background turbidity is 50 NTU or less;
- 10 percent above background turbidity when background turbidity is greater than 50 NTU.

Authority: LUC 20.30C; 20.30R; BCC 23.76.160.C
Reviewer: Janny Gwo

D. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT

1. DESIGN CHANGES

Any changes to the development plans requested prior to the issuance of a building permit or during construction must be reviewed by the City for consistency with the original approval.

Authority: LUC 20.30C; 20.30R
Reviewer: Michael Paine

2. FIRE REVIEW

Prior to issuance of any building permit, review by the Fire Department must occur.

E. PRIOR TO FINAL CLEARING AND GRADING INSPECTION AND FINAL SIGN-OFF

1. NO PARKING SIGNS AND FIRE LANE STRIPING

Fire access and circulation routes within the development shall be posted and marked "Fire Lane-No Parking" per Bellevue Fire Department Standards, unless otherwise approved based on final field inspection.

Authority: Bellevue Fire Code
Reviewer: Adrian Jones

2. INSTALLATION OF APPROVED SHORELINE RESTORATION AND LANDSCAPING

Prior to final clearing and grading inspection all restoration and landscaping improvements must be installed as approved. Final landscaping approval shall be made

by the project planner.

Authority: LUC 20.30C

Reviewer Michael Paine

3. RESTORATION OF SHORELINE REQUIRED

Installation of the approved shoreline restoration plan including the submittal of a 5 year maintenance and monitoring plan must be completed and approved prior to final clearing and grading inspection. Final shoreline restoration approval shall be made by the project planner or future designee.

Authority: LUC 20.30C

Reviewer: Michael Paine

4. RESTORATION OF WETLAND AND WETLAND BUFFER

Installation of the approved wetland and buffer restoration plan including the submittal of a 10-year maintenance and monitoring plan based on required performance standards must be completed and approved prior to final clearing and grading inspection. Approval of final wetland and buffer mitigation approval shall be made by the project planner or designee in the field with mitigation designer and installer.

Authority: LUC 20.30C

Reviewer: Michael Paine

5. COMPLETION OF REQUIRED SITE UTILITY IMPROVEMENTS

Prior to the final clearing and grading inspection, the applicant shall install all required site infrastructure utility improvements as approved under the Utility Developer Extension Agreement. The Extension Agreement must be accepted by the Utility Department prior to certificate of occupancy sign off.

Authority: BCC 24.02, 24.04 & 24.06

Reviewer: Mark Dewey

6. BLA RECORDED

Prior to final clearing and grading inspection, the applicant shall record a BLA removing all interior lot lines within the boundaries of Project in order to avoid setback restrictions within existing residential lots. Copies of the recorded BLA must be submitted to the project planner for addition to the project file.

Authority: LUC 20.45

Reviewer: Michael Paine

7. STREET FRONTAGE IMPROVEMENTS

All street frontage improvements and other required transportation elements, including street light revisions, must be constructed by the applicant and accepted by the City Inspector. All existing street light apparatus affected by this development must be relocated as necessary. Existing overhead lines must be relocated underground. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector.

Authority: BCC 14.60; Comprehensive Plan Policy UT-39; Transportation Department

Design Manual; and Transportation Department Design Manual Standard Drawings.

Reviewer: Vanessa Humphreys, Transportation Department, 425-452-2569

8. PAVEMENT RESTORATION

Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be provided as follows:

- a) Lake Washington Boulevard NE: This Street was recently overlaid and a five year no-street cut moratorium is currently in effect. Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required. Permission to cut into the street must be obtained during the right of way use permit. The pavement restoration requirements will be specified in the right of way use permit.
- b) 99th Avenue NE: Based on this street's excellent condition, it is classified with the City's overlay program as "Overlay Required." Street cutting is permitted only with extraordinary pavement restoration. Pavement restoration requirements are a full grind and overlay for a minimum of 50 feet as specified in the right of way use permit.

Authority: BCC 14.60. 250; Design Manual Design Standard #23

Reviewer: Tim Stever (425) 452-429

E. AFTER FINAL APPROVAL

1. FUTURE CHANGES

Any future change to the approved shoreline conditional use permit, conditional use permit, shoreline permit, critical areas permit or site development plans including standard operating procedures, site plans, landscaping, lighting, building design, or the installation of communication equipment must be reviewed and approved by the City or for consistency with this approval.

Authority: LUC 20.30C; 20.30R

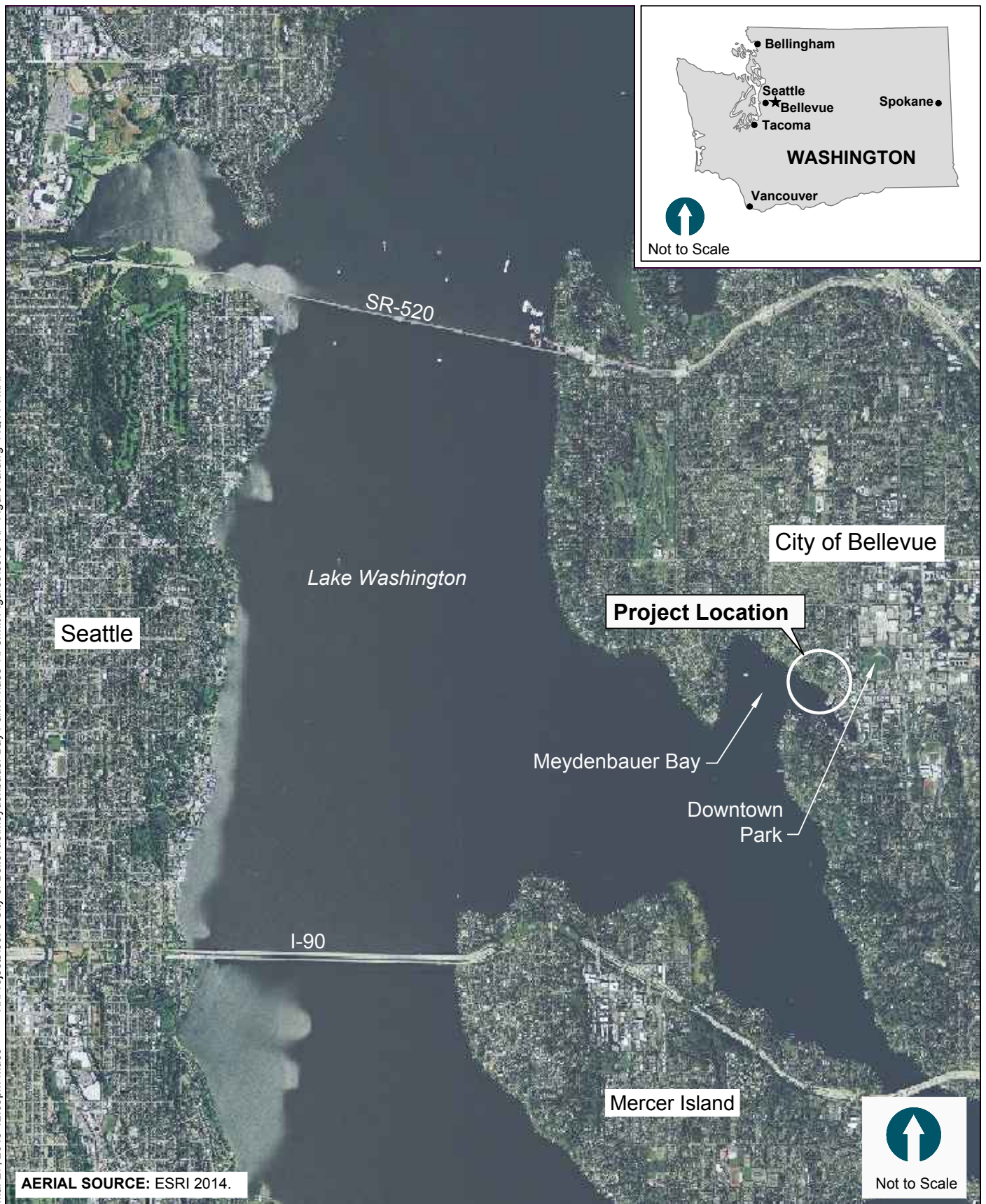
Reviewer: Michael Paine, Development Services Department

Meydenbauer Bay Park Phase I Staff Report

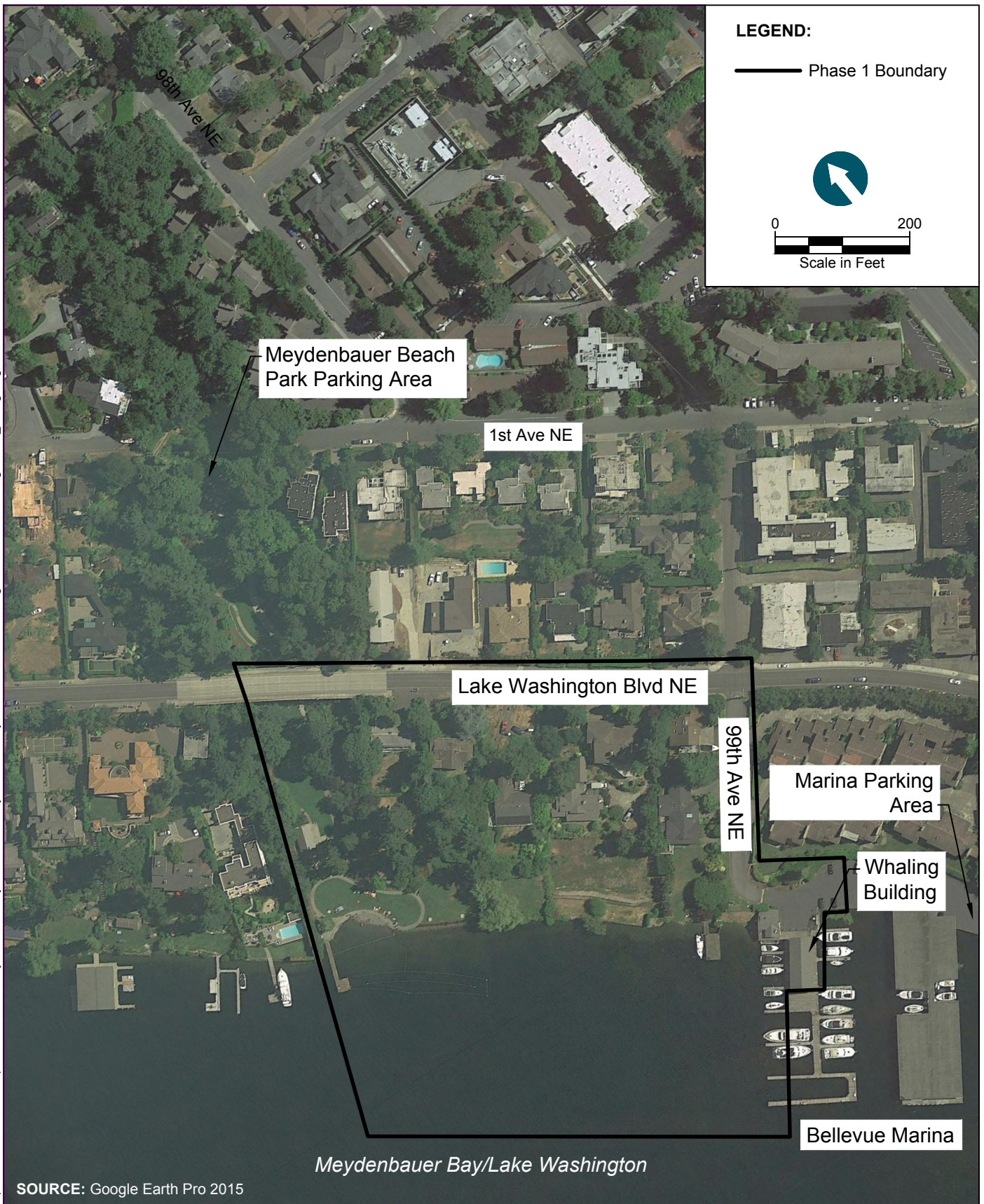
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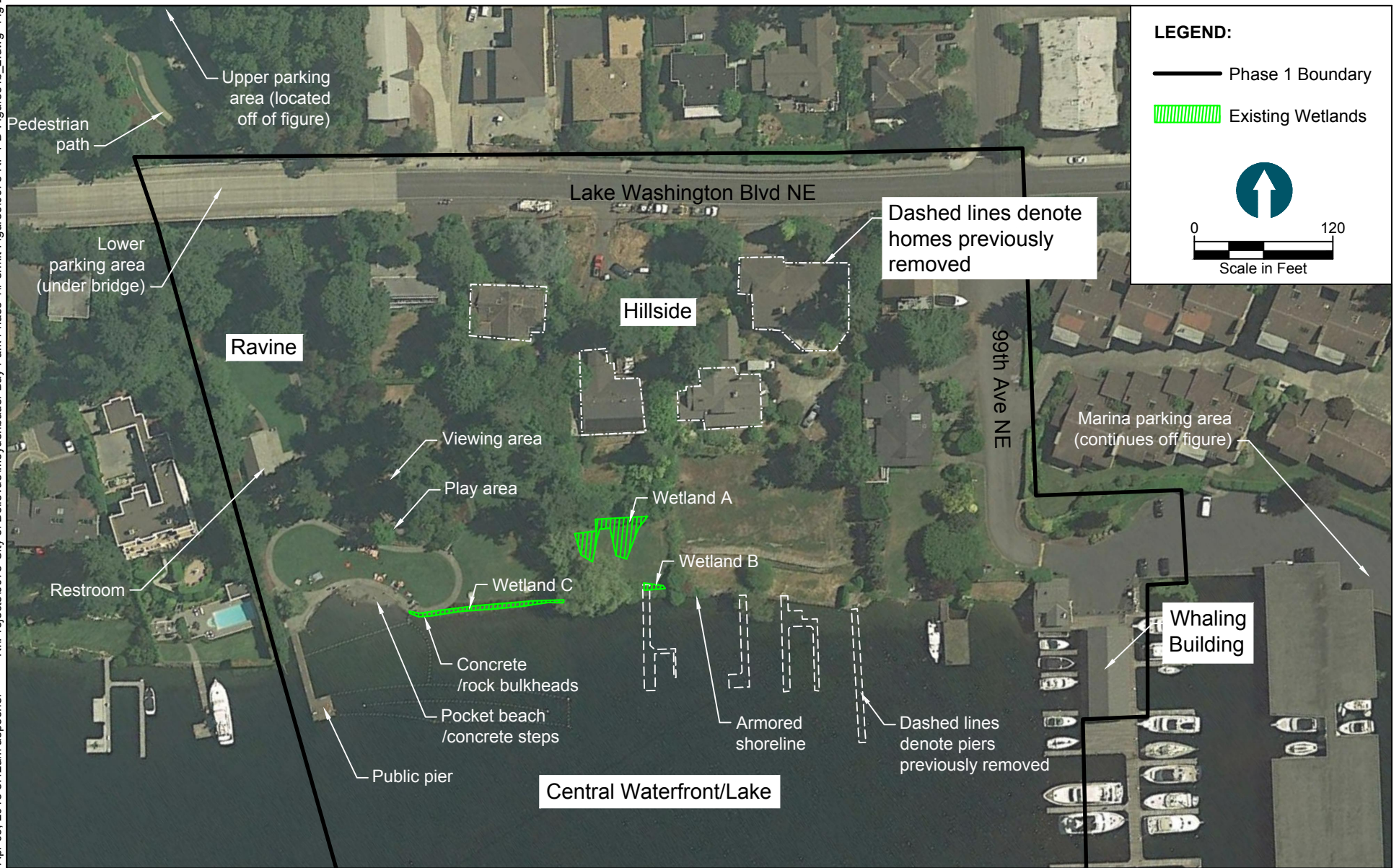
Page 85 of 85

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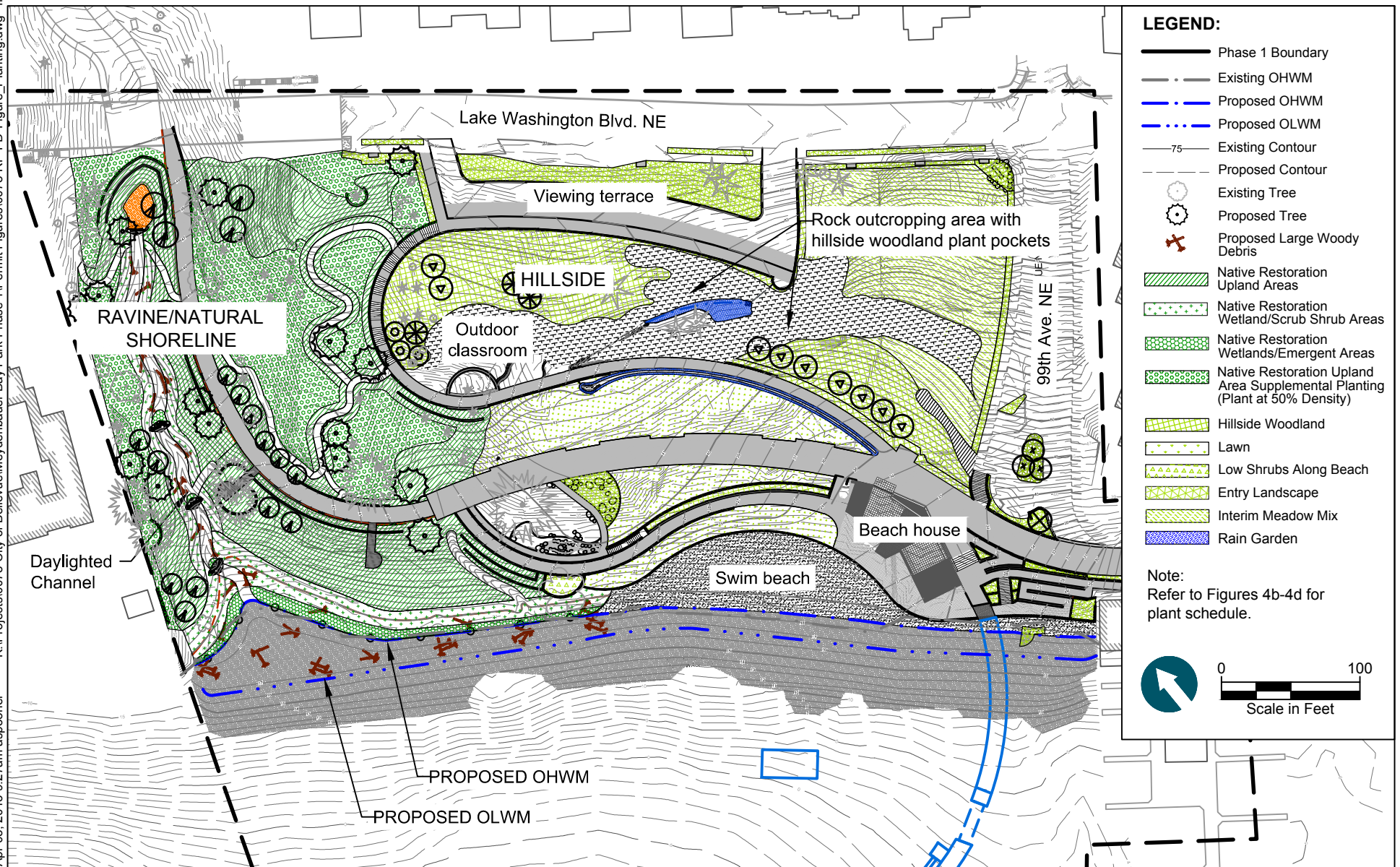


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PLANT SCHEDULE				
COMMON NAME	SPECIES NAME	SIZE	SPACING	REMARKS
NATIVE RESTORATION - RAVINE, SHORELINE, DAYLIGHTED CHANNEL				
UPLAND AREA				
TREES - CONIFERS				
Grand fir	<i>Abies grandis</i>	5 gallon	as shown	midbank elevation slopes
Douglas fir	<i>Pseudotsuga menziesii</i>	5 gallon	as shown	
Western red cedar	<i>Thuja plicata</i>	5 gallon	as shown	with existing shade
Western hemlock	<i>Tsuga heterophylla</i>	5 gallon	as shown	with existing shade
TREES - DECIDUOUS				
Big leaf maple	<i>Acer macrophyllum</i>	5 gallon	as shown	
Pacific dogwood	<i>Cornus nuttallii</i>	5 gallon	as shown	
Douglas hawthorne	<i>Crataegus douglasii</i>	5 gallon	as shown	
Bitter cherry	<i>Prunus emargiata</i>	5 gallon	as shown	
Cascara	<i>Rhamnus purshiana</i>	5 gallon	as shown	
SHRUBS				
Vine maple	<i>Acer circinatum</i>	5 gallon	5' O.C.	
Saskatoon serviceberry	<i>Amelanchier alnifolia</i>	2 gallon	5' O.C.	
Red osier dogwood	<i>Cornus sericea</i>	2 gallon	5' O.C.	midbank elevation slopes
Beaked hazelnut	<i>Corylus cornuta</i>	2 gallon	5' O.C.	
Tall Oregon grape	<i>Mahonia aquifolium</i>	2 gallon	5' O.C.	
Indian plum	<i>Oemleria cerasiformis</i>	2 gallon	5' O.C.	midbank elevation slopes
Mock orange	<i>Philadelphus lewisii</i>	2 gallon	5' O.C.	
Pacific ninebark	<i>Physocarpus capitatus</i>	2 gallon	5' O.C.	midbank elevation slopes
Red flowering currant	<i>Ribes sanguineum</i>	2 gallon	5' O.C.	
Nootka rose	<i>Rosa nutkana</i>	2 gallon	5' O.C.	
Red elderberry	<i>Sambucus racemosa</i>	2 gallon	5' O.C.	
Snowberry	<i>Symphoricarpos albus</i>	2 gallon	5' O.C.	
Evergreen huckleberry	<i>Vaccinium ovatum</i>	2 gallon	5' O.C.	
GROUNDCOVERS				
Salal	<i>Gaultheria shallon</i>	1 gallon	2' O.C.	shade
Low Oregon grape	<i>Mahonia nervosa</i>	1 gallon	2' O.C.	
Sword fern	<i>Polystichum munitum</i>	1 gallon	2' O.C.	
False Lily of the Valley	<i>Maianthemum dilatatum</i>	1 gallon	2' O.C.	shade
Trillium	<i>Trillium grandiflorum</i>	1 gallon	2' O.C.	
WETLAND SCRUB SHRUB AREA				
Red osier dogwood	<i>Cornus sericea</i>	Livestake	2' O.C.	
Hooker willow	<i>Salix hookeriana</i>	Livestake	2' O.C.	
Pacific willow	<i>Salix lasiandra</i>	Livestake	2' O.C.	
Scouler willow	<i>Salix scouleriana</i>	Livestake	2' O.C.	
Twinberry	<i>Lonicera involucrata</i>	1 gallon	5' O.C.	
WETLAND EMERGENT AREA				
EMERGENTS				
Slough sedge	<i>Carex obnupta</i>	10 inch³ plug	2' O.C.	
Creeping spike-rush	<i>Eleocharis palustris</i>	10 inch³ plug	2' O.C.	
Dagger-leaved rush	<i>Juncus ensifolius</i>	10 inch³ plug	2' O.C.	
Hardstem bulrush	<i>Scirpus acutus</i>	10 inch³ plug	2' O.C.	
Small-fruited bulrush	<i>Scirpus microcarpus</i>	10 inch³ plug	2' O.C.	

PLANT SCHEDULE				
COMMON NAME	SPECIES NAME	SIZE	SPACING	REMARKS
 HILLSIDE WOODLAND				
 LARGE CONIFEROUS TREES				
Grand fir	<i>Abies grandis</i>	5 gallon	as shown	
Western hemlock	<i>Tsuga menziesii</i>	5 gallon	as shown	or Mountain Hemlock
 MEDIUM TO LARGE DECIDUOUS TREES				
Katsura Tree	<i>Cercidiphyllum japonicum</i>	5 gallon	as shown	needs summer water
Flowering cherry	<i>Prunus x yedoensis</i>	5 gallon	as shown	spring, pink flowers
 TRANSPLANTED				
Japanese Maple (salvaged from onsite)				
SMALL TO MEDIUM DECIDUOUS TREES				
Vine maple	<i>Acer circinatum</i>	5 gallon	10' O.C.	plant adjacent to existing and proposed conifers
Paperbark maple	<i>Acer griseum</i>	5 gallon	10' O.C.	fall interest, bark, plant near pathways
Japanese maple	<i>Acer palmatum</i>	5 gallon	10' O.C.	with conifers, 'Inazuma' or 'Sango kaku', plant near pathways
Japanese snowbell	<i>Styrax japonicus</i>	5 gallon	10' O.C.	small ornamental tree, white flowers, plant on uphill side of outdoor classroom
SHRUBS				
Witchhazel	<i>Hamamelis sp.</i>	5 gallon	10' O.C.	winter/early spring interest, plant adjacent to pathways; multiple hybrid species for varied interest
Japanese rose	<i>Kerria japonica</i>	2 gallon	5' O.C.	early spring, yellow flower
Osmanthus	<i>Osmanthus x burkwoodii</i>	2 gallon	5' O.C.	white flowers, evergreen
Rhododendron	<i>Rhododendron sp.</i>	2 gallon	5' O.C.	
Bodnant Viburnum	<i>Viburnum bodnantense</i> "Dawn"	2 gallon	5' O.C.	winter and early spring flowers; pink
GROUNDCOVERS				
Wood anemone	<i>Anemone nemorosa</i>	1 gallon	2' O.C.	early spring flower, blue/purple/pink/white flowers
Deer Fern	<i>Blechnum spicant</i>	1 gallon	2' O.C.	shade
Common strawberry	<i>Fragaria chiloensis</i>	4" pot	1' O.C.	sun
Salal	<i>Gaultheria shallon</i>	1 gallon	2' O.C.	shade
Creeping forget-me-not	<i>Omphalodes verna</i>	4" pot	1' O.C.	semi-evergreen, late winter/early spring true blue flowers, plant with witch hazels
Western swordfern	<i>Polystichum munitum</i>	1 gallon	2' O.C.	
Sweet box	<i>Sarcococca confusa</i>	4" pot	1' O.C.	sun, evergreen, fragrant
Trillium	<i>Trillium grandiflorum</i>	1 gallon	2' O.C.	
 RAIN GARDEN				
GROUNDCOVER				
Piggyback plant	<i>Tolmiea menziesii</i>	10 inch plug	2' O.C.	
EMERGENTS				
Slough sedge	<i>Carex obnupta</i>	10 inch plug	2' O.C.	
Common rush	<i>Juncus effusus</i>	10 inch plug	2' O.C.	

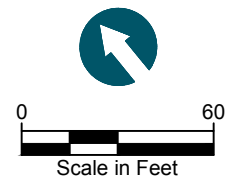
PLANT SCHEDULE					
COMMON NAME	SPECIES NAME	SIZE	SPACING	REMARKS	DETAIL
LOW SHRUBS AND GROUNDCOVERS ALONG SWIMBEACH					
Common Strawberry	<i>Fragaria chiloensis</i>	4" pot	1' O.C.		
Low Oregon grape	<i>Mahonia nervosa</i>	2 gallon	5' O.C.		
Sword fern	<i>Polystichum munitum</i>	1 gallon	2' O.C.		
ENTRY LANDSCAPE					
TREES - CONIFERS					
Korean Fir	<i>Abies koreana</i>	2 inch caliber	as shown		
TREES - DECIDUOUS					
Flowering cherry	<i>Prunus someijoshino</i>	2 inch caliber	as shown	spring, white flowers	
Japanese Stewartia	<i>Stewartia pseudocamellia</i>	2 inch caliber	as shown		
SHRUBS					
Vine maple	<i>Acer circinatum</i>	5 gallon	10' O.C.		
Cornelian Cherry	<i>Cornus mas</i>	2 gallon	5' O.C.	4-season interest, mid-winter yellow flower	
Japanese spirea	<i>Spiraea japonica</i>	2 gallon	5' O.C.		
Dawn Viburnum	<i>Viburnum bodnatense</i> "Dawn"	2 gallon	5' O.C.		
GROUNDCOVERS					
Salal	<i>Gaultheria shallon</i>	1 gallon	2' O.C.		
Western swordfern	<i>Polystichum munitum</i>	1 gallon	2' O.C.		
Fragrant sarcococca	<i>Sarcococca ruscifolia</i>	4" pot	1' O.C.		
GRASSES, PERENNIALS, BULBS					
Ornamental onion	<i>Allium giganteum</i>	1 gallon	2' O.C.		
Cone flower	<i>Echinacea spp.</i>	1 gallon	2' O.C.		
Heath	<i>Erica sp</i>	4" pot	1' O.C.		
Boulder Blue fescue grass	<i>Festuca 'Boulder Blue'</i>	1 gallon	2' O.C.	low (6"-1')	
Hakone grass	<i>Hakonechloa macra 'Aurea'</i>	1 gallon	2' O.C.	yellow (2-3')	
Daylily	<i>Hemerocallis 'Stella De Oro'</i>	1 gallon	2' O.C.		
Hyacinth	<i>Hyacinthus sp.</i>	bulb			
Munstead english lavender	<i>Lavandula angustifolia 'Munstead'</i>	1 gallon	2' O.C.		
Morning light maiden grass	<i>Miscanthus sinensis 'Morning Light'</i>	1 gallon	2' O.C.	6-10'	
Porcupine grass	<i>Miscanthus sinensis 'Strictus'</i>	1 gallon	2' O.C.	4-6'	
Black mondo grass	<i>Ophiopogon planiscapus</i>	1 gallon	2' O.C.	black, low (6"-1')	
Perennial fountain grass	<i>Pennisetum alopecuroides</i>	1 gallon	2' O.C.	silvery white flowers, golden in fall	
Prince' purple fountain grass	<i>Pennisetum setaceum 'Prince'</i>	1 gallon	2' O.C.	purple, 3'	
Russian sage	<i>Perovskia atriplicifolia</i>	1 gallon	2' O.C.		

K:\Projects\0078-City of Bellevue\Meydenbauer Bay Park Phase 1\Permit Figures\0078-RP-PD-Figures_plans.dwg Fig 5a Ravine



LEGEND:

- | | |
|---------------------|------------------------|
| — Phase 1 Boundary | —75— Proposed Contour |
| - · - Existing OHWM | - · - Existing Contour |
| — Proposed OHWM | Existing Tree |
| — Proposed OLWM | Proposed Tree |



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Figure 5a
Ravine Subarea
Meydenbauer Bay Park Phase 1
City of Bellevue

K:\Projects\0078-City of Bellevue\Meydenbauer Bay Park Phase 1\Permit Figures\0078-RP-PD-Figure_Materials.dwg fig. 5b Ravine

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LEGEND:

— Existing OHWM	Concrete Pavement	Cobble Substrate
— Proposed OHWM	Crushed Gravel Pathways	Water Treatment Area
— Proposed OLWM	Planting Topsoil	Log Edge
— Proposed Contour	Wetland Planting Soil	Coir Log
— 75 — Existing Contour	Habitat Gravel (See Note 1)	Coir Fabric

NOTE 1: Habitat gravel will be a 2-inch minus mix (100% less than 2 inches, 85% less than 1 inch, and greater than 40% between 0.25 and 0.75 inch).

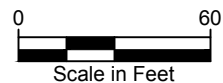
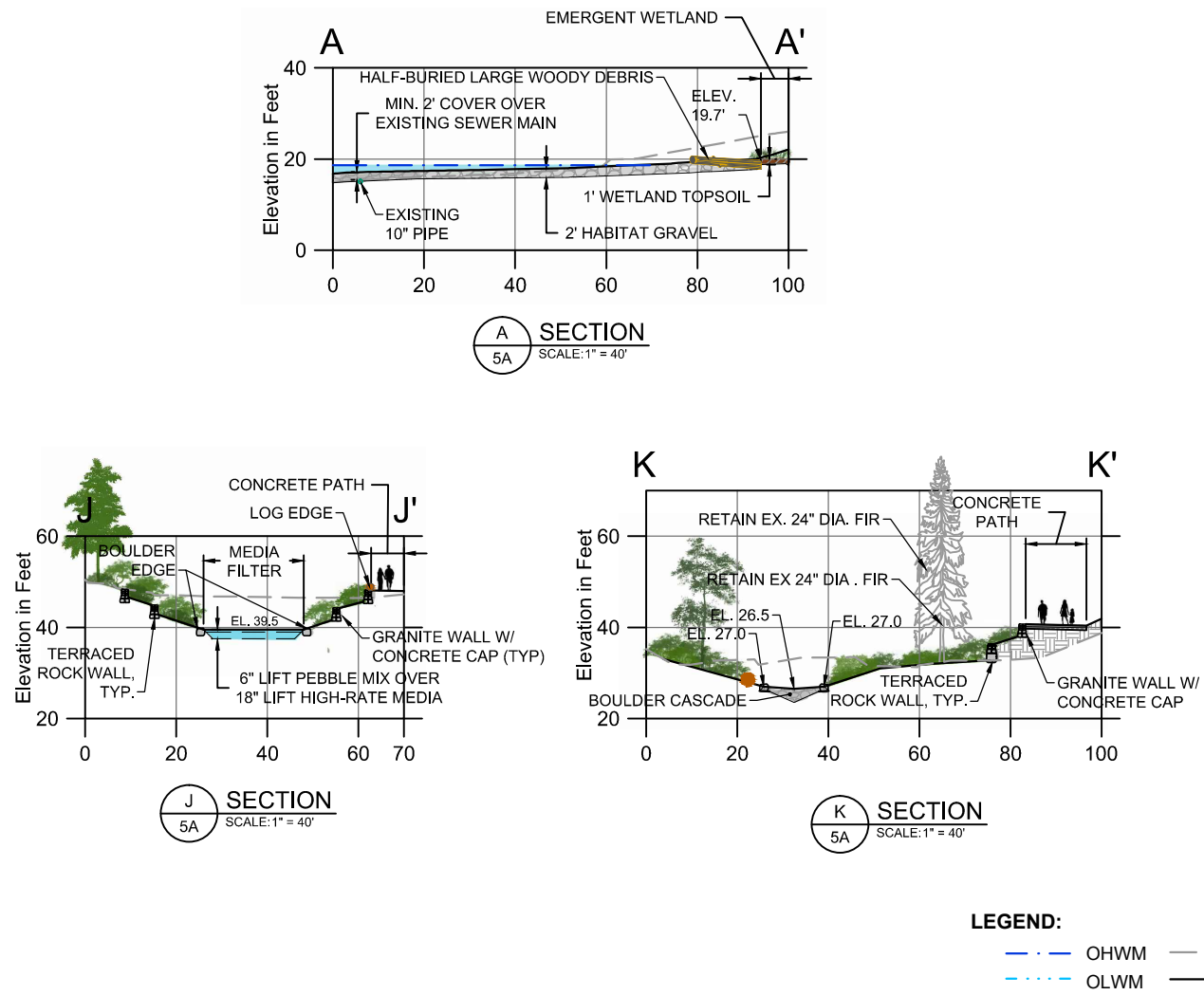
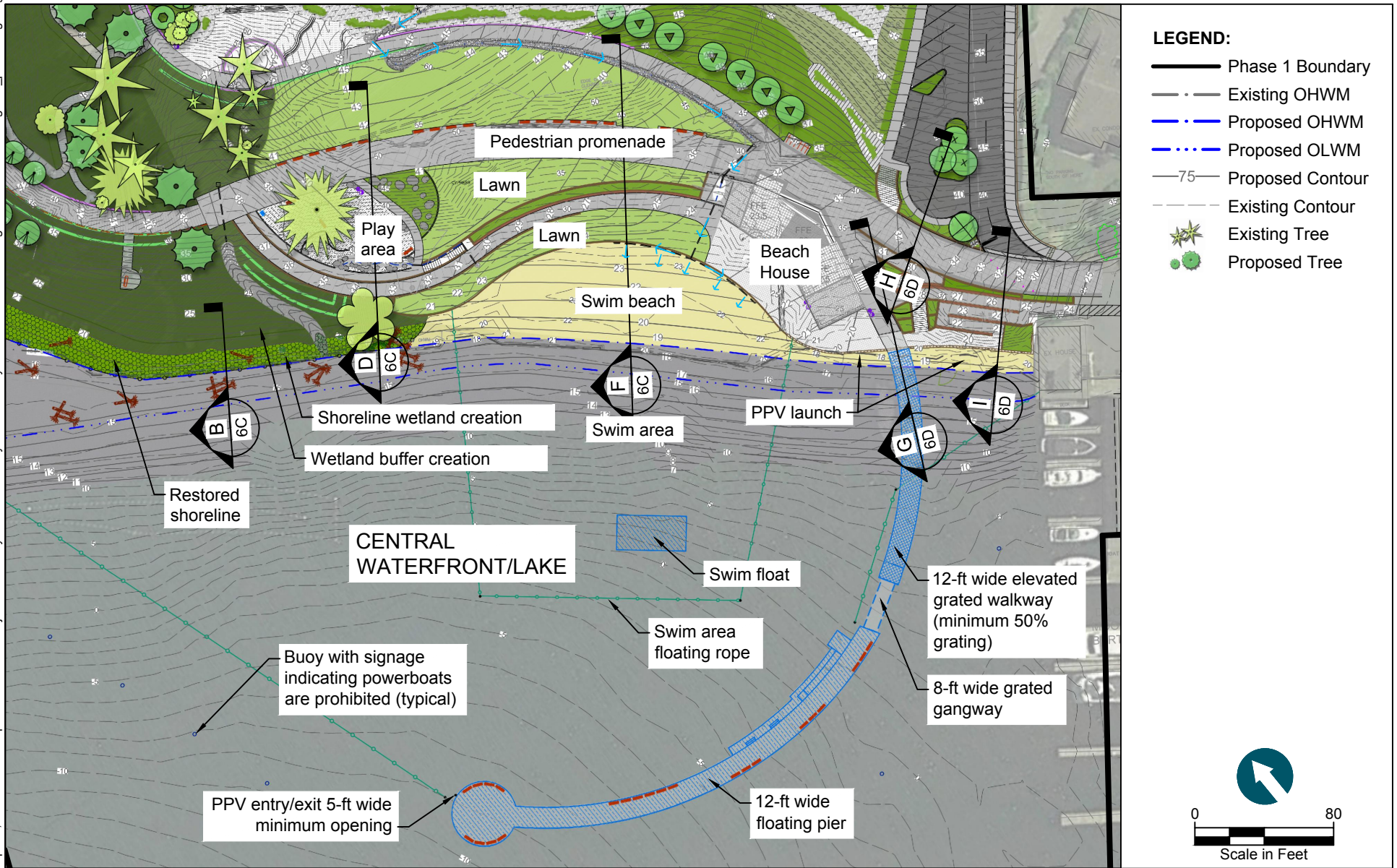
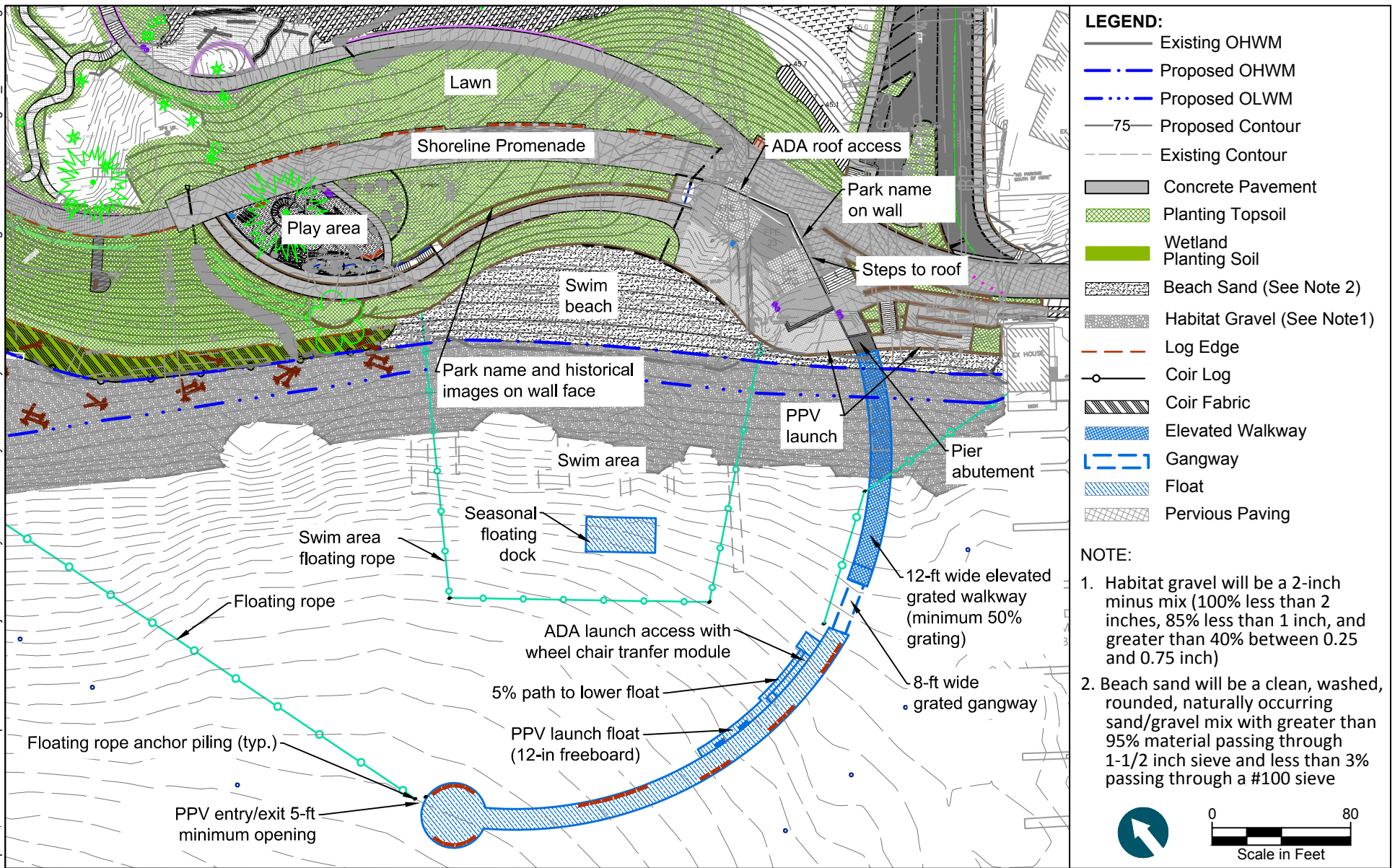
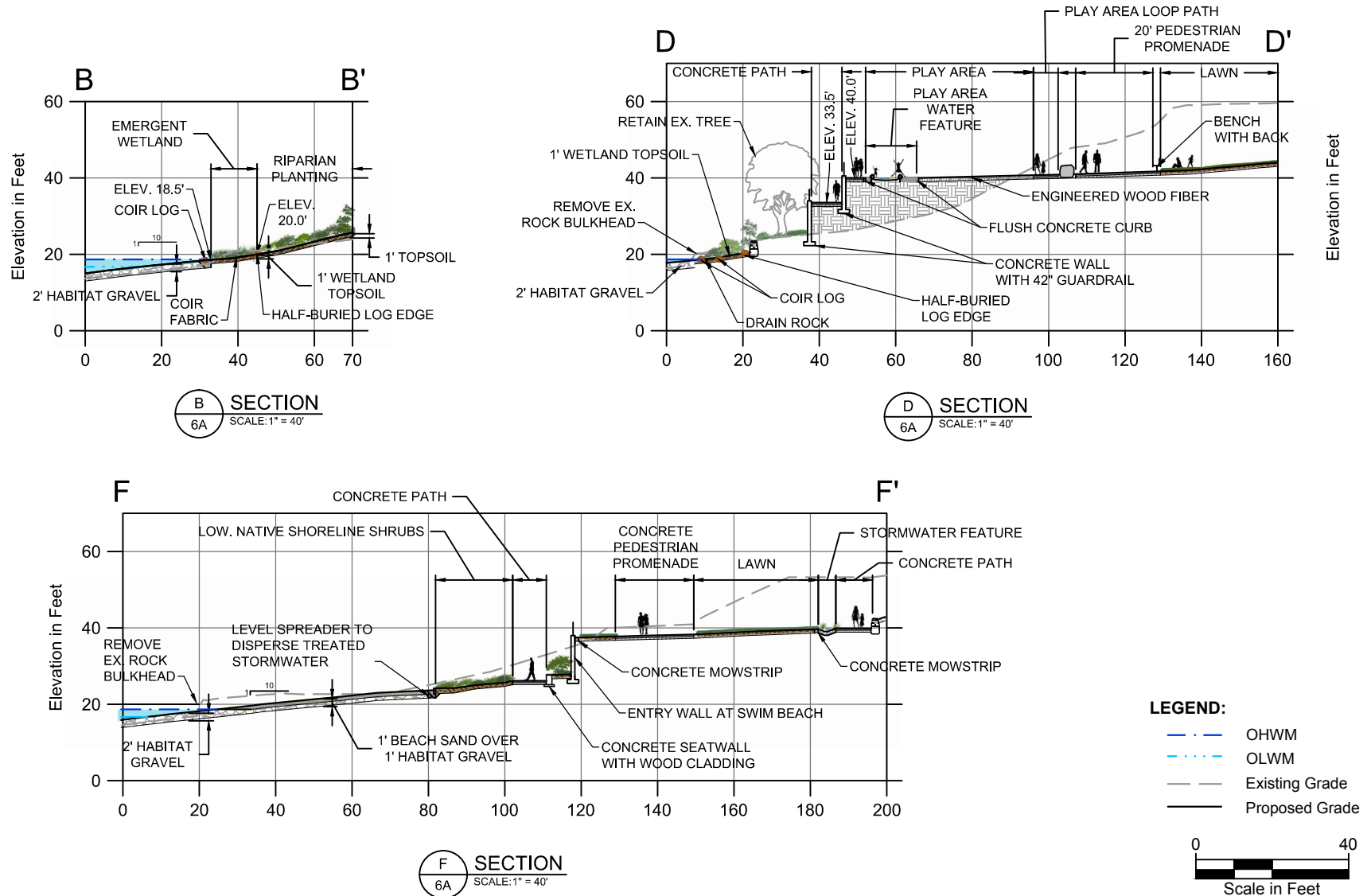


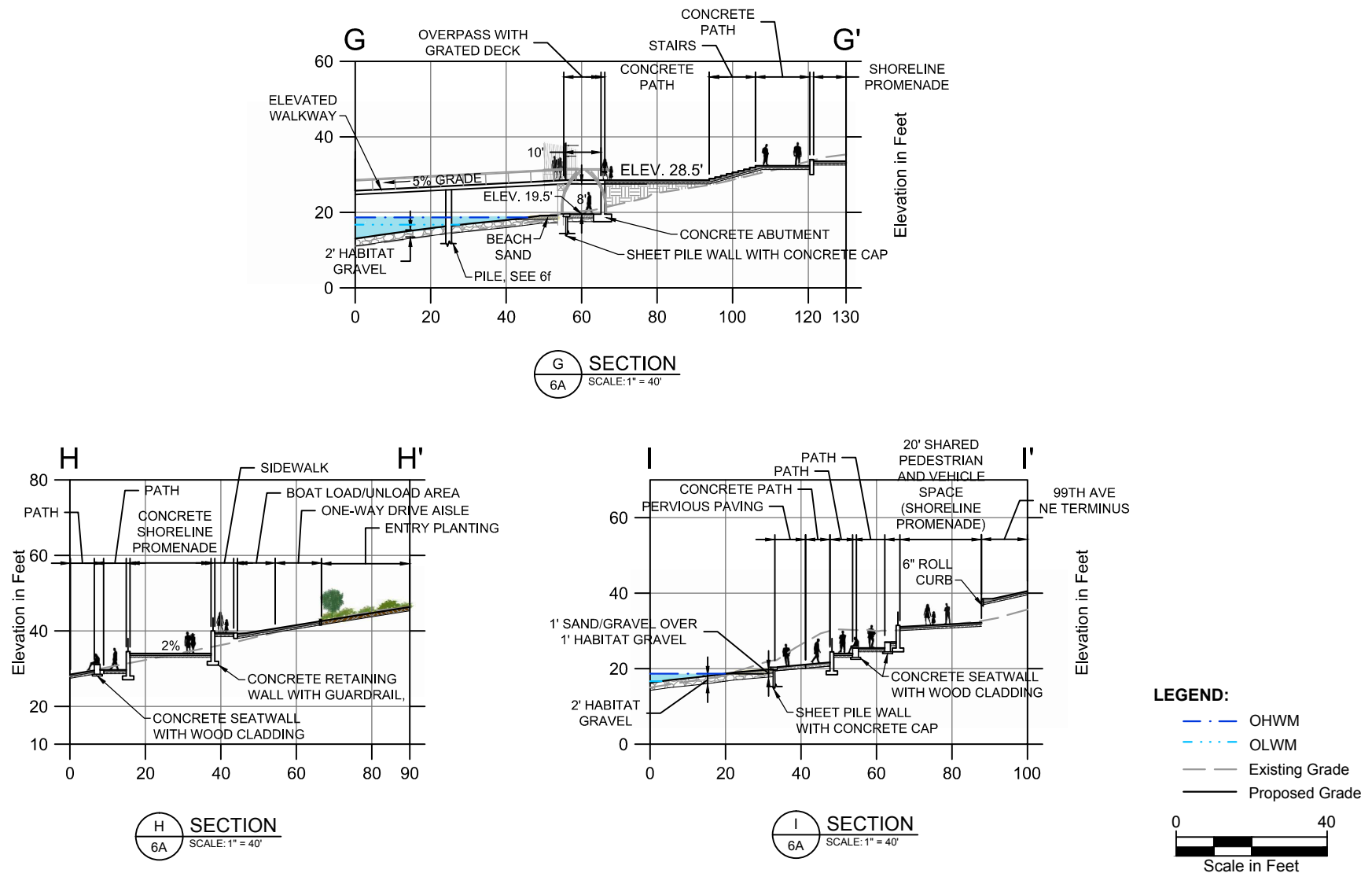
Figure 5b
Ravine Subarea - Materials Plan
Meydenbauer Bay Park Phase 1
City of Bellevue

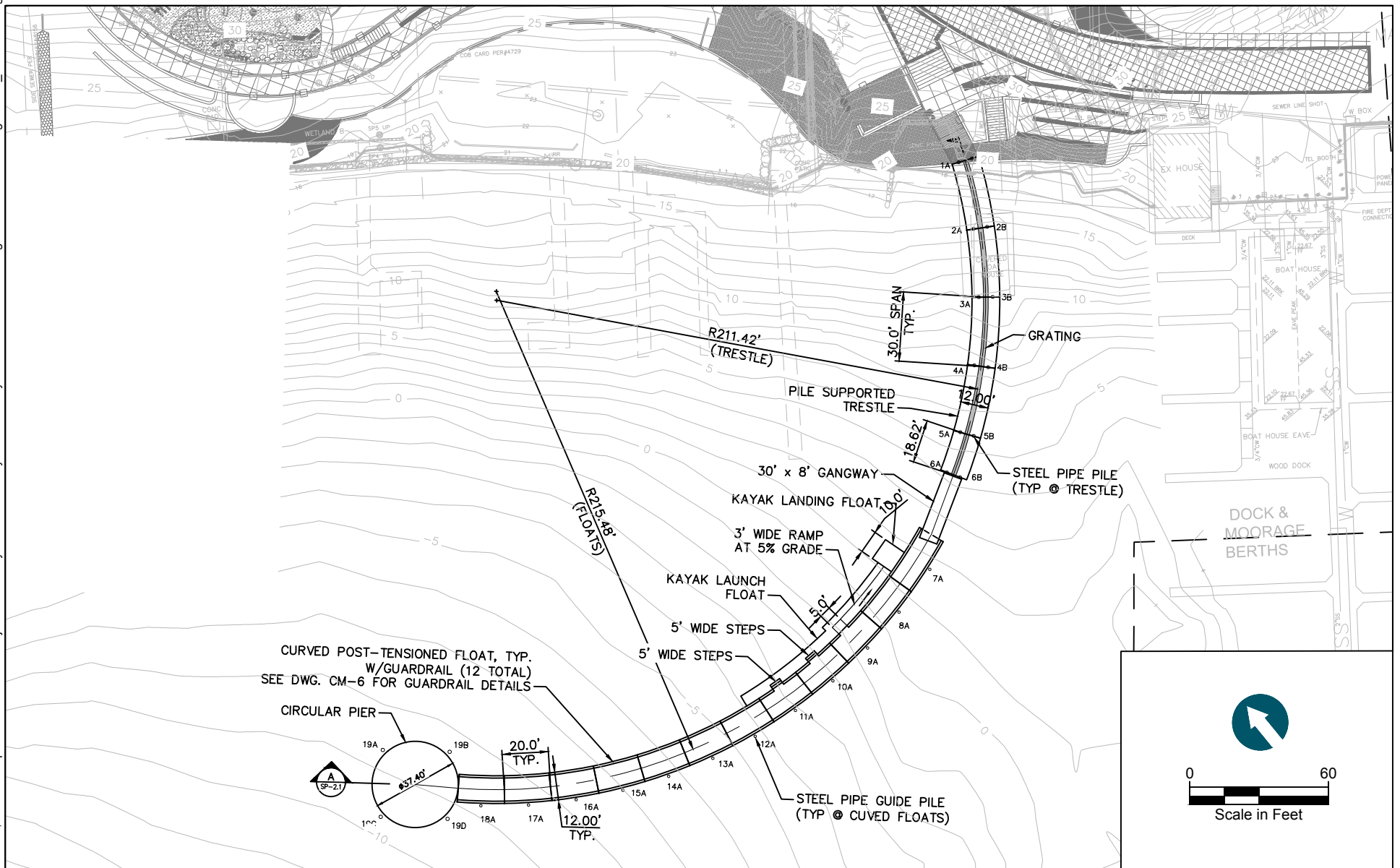


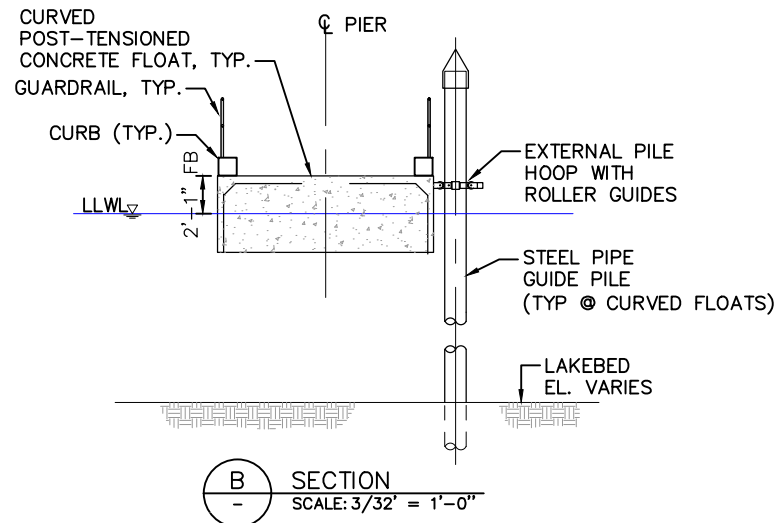
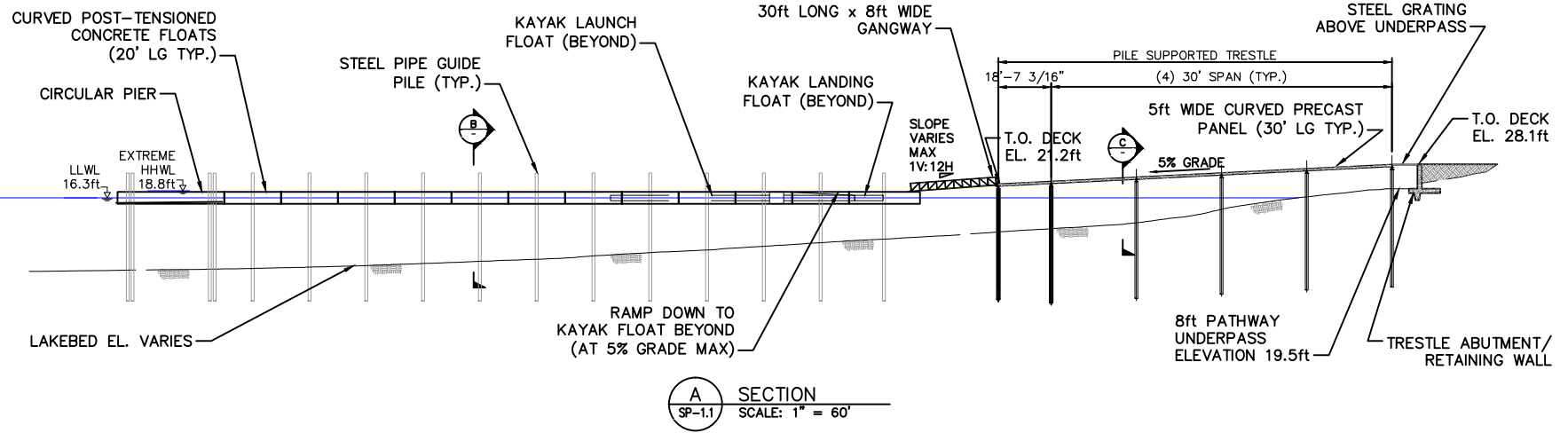


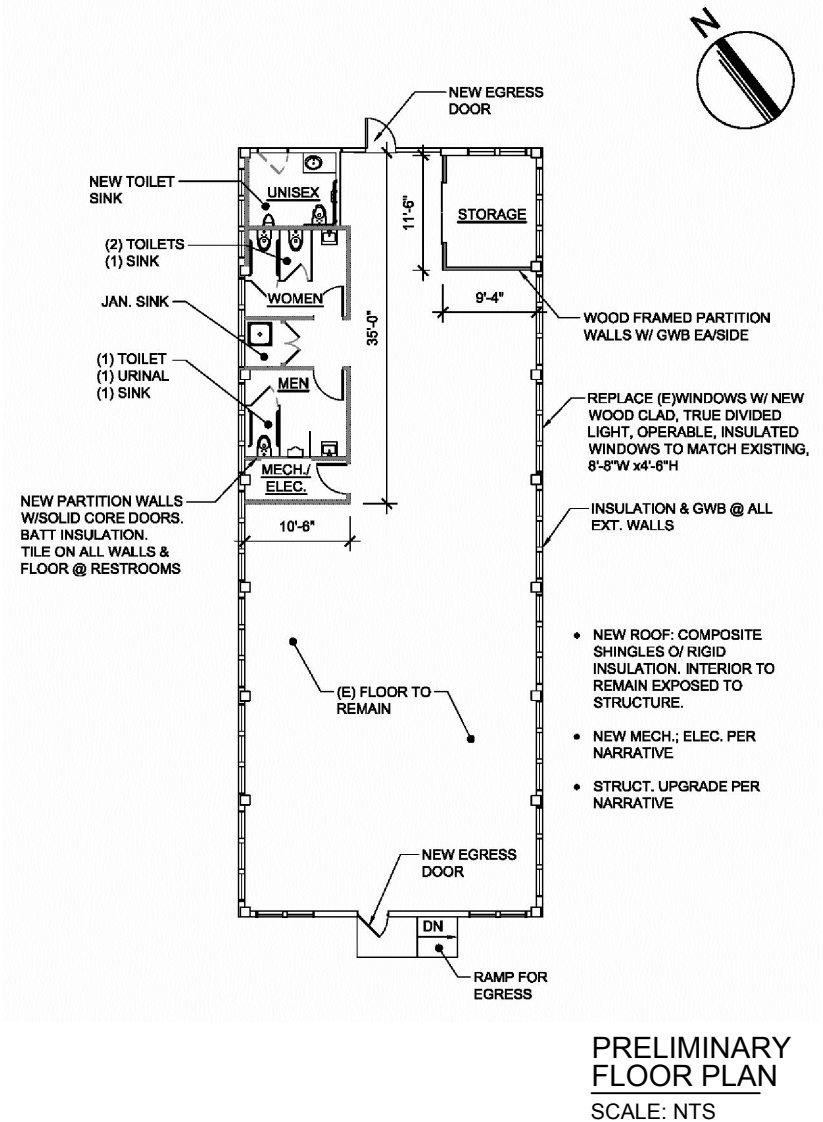
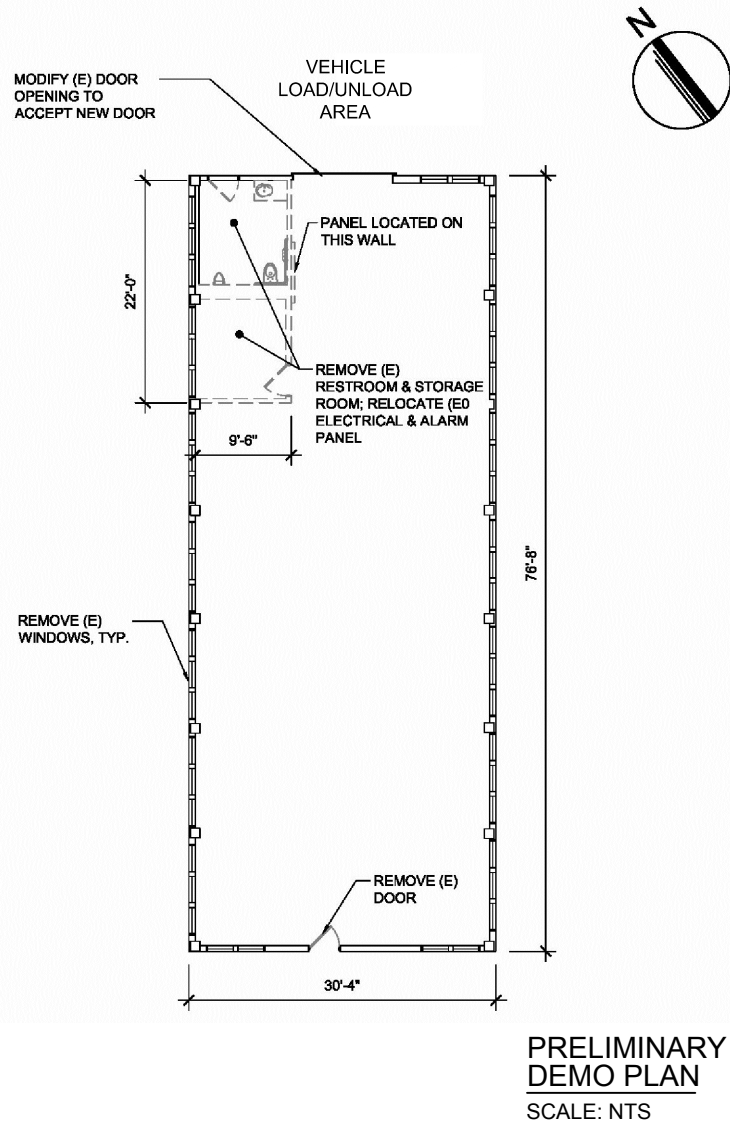












NEW ROOF: COMPOSITE SHINGLES O/ RIGID INSULATION. INTERIOR TO REMAIN EXPOSED TO STRUCTURE.

REPLACE (E) WINDOWS W/ NEW WOOD CLAD, OPERABLE, INSULATED WINDOWS TO MATCH (E)



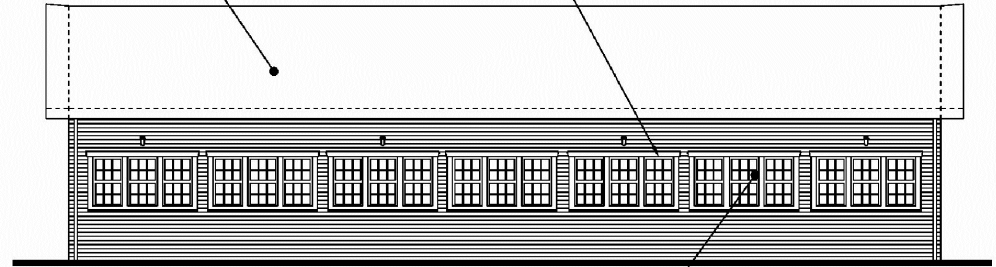
NEW EGRESS DOOR

REPLACE (E) DOOR

PRELIMINARY FRONT ELEVATION
SCALE: NTS

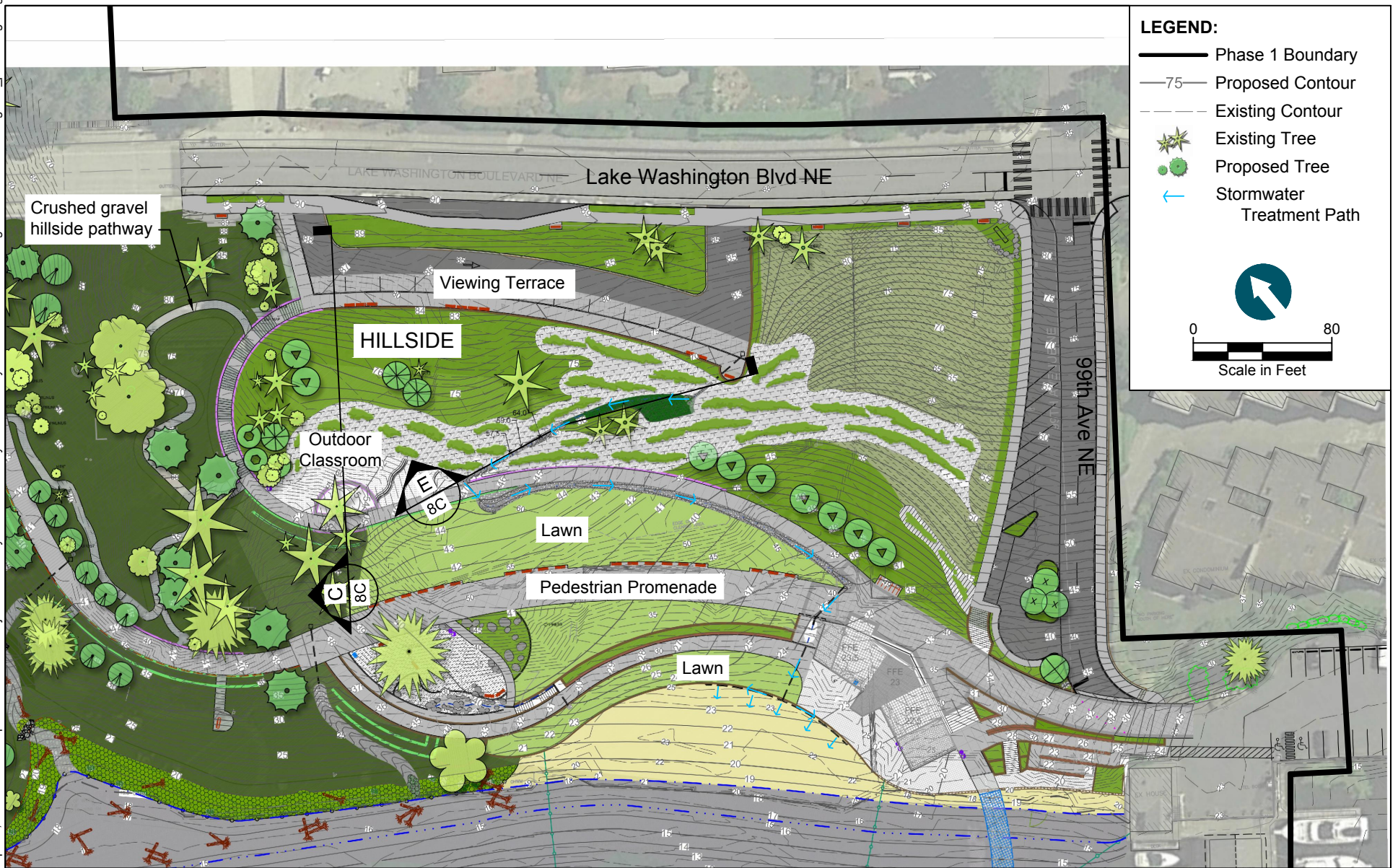
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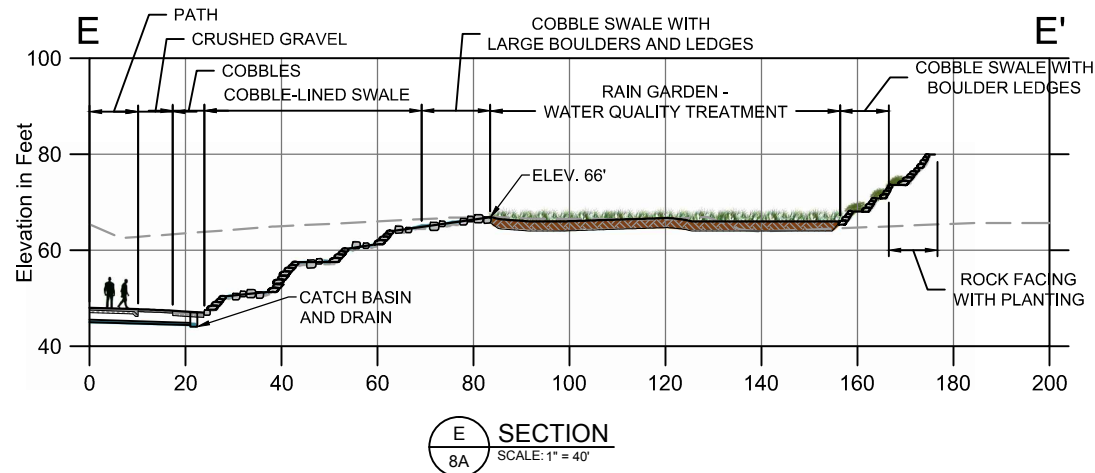
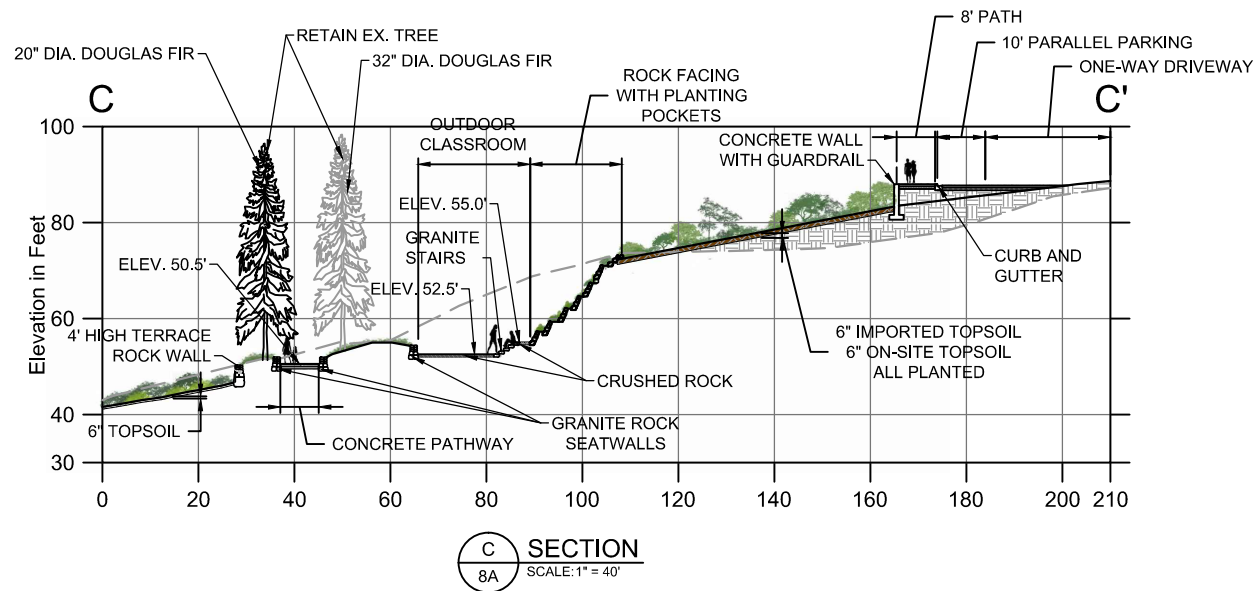
REPAIR DAMAGED TRIM WHERE NEEDED. MAINTAIN (E) TO EXTEND POSSIBLE



REPLACE (E) WINDOWS W/ NEW WOOD CLAD, INSULATED WINDOWS TO MATCH (E). PATTERN OF OPENINGS TO REMAIN.

PRELIMINARY SIDE ELEVATION
SCALE: NTS

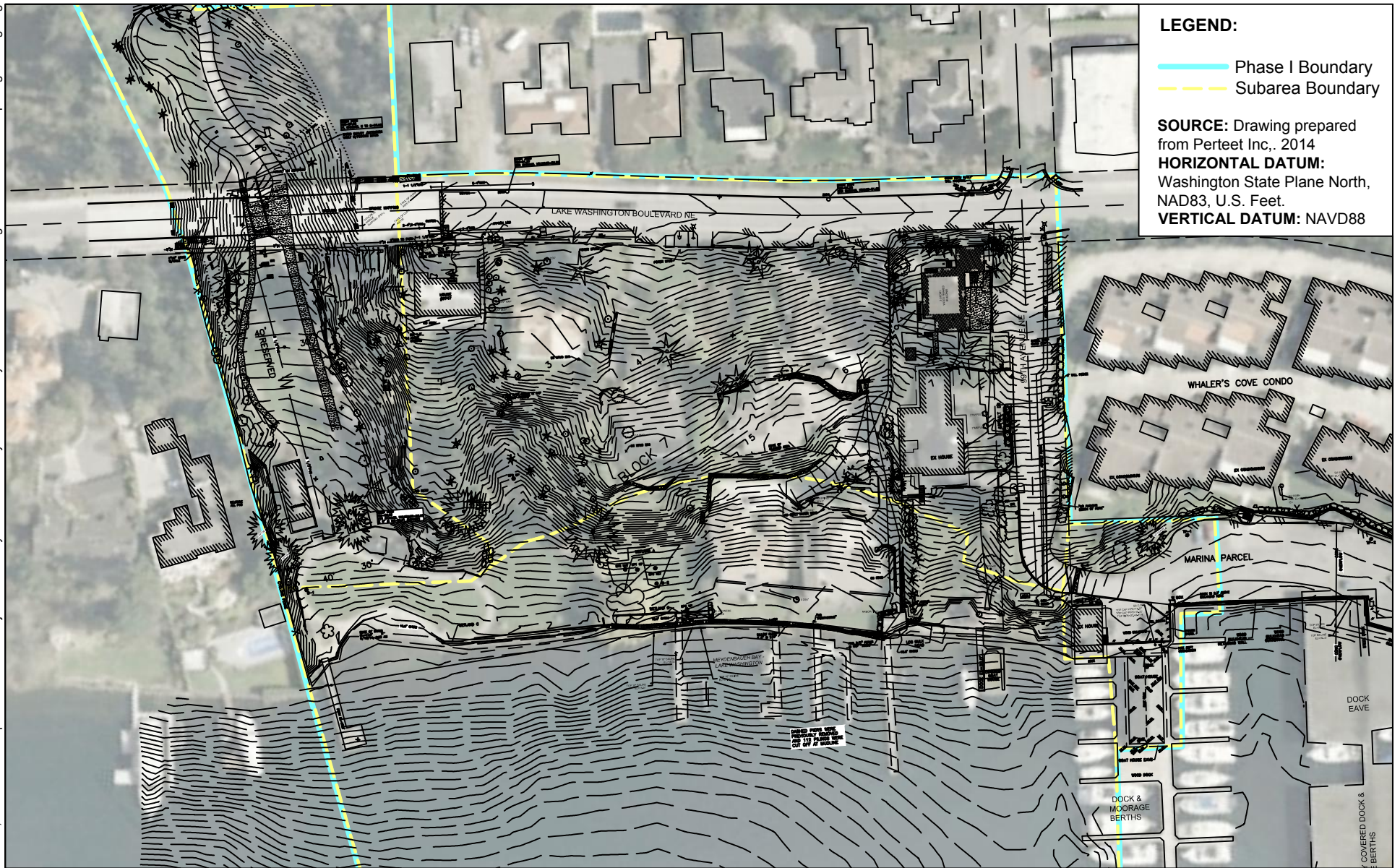




LEGEND:

- OHWM
- OLWM
- Existing Grade
- Proposed Grade





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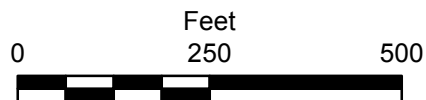


Figure 11
USFWS National Wetland Inventory
Meydenbauer Bay Park Phase 1
City of Bellevue

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CRITICAL AREAS REPORT

MEYDENBAUER BAY PARK PHASE 1

Prepared for

City of Bellevue

Parks and Community Services Department

450 110th Avenue NE

Bellevue, Washington 98009-9012

Prepared by

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April 2015 (rev)

TABLE OF CONTENTS

1	INTRODUCTION.....	1
1.1	Review of Existing Information	3
2	PROJECT DESCRIPTION.....	4
2.1	Proposed Project.....	4
2.2	Environmental Resources Impact Summary	10
3	PROJECT AREA DESCRIPTION	15
3.1	Shoreline Conditions.....	15
3.2	Topography.....	19
3.3	Soils	19
3.4	Hydrology	20
3.5	Plant Communities and Habitats	20
4	HABITAT ASSOCIATED WITH SPECIES OF LOCAL IMPORTANCE (LUC 20.25H.150) AND HABITAT ASSESSMENT (LUC 20.25H.165).....	21
4.1	Methods	21
4.2	Results.....	22
5	WETLANDS (LUC 20.25H.095)	36
5.1	Methods	36
5.2	Wetland Delineation Results.....	39
5.3	Wetland Classification and Ratings	42
5.4	Wetland Functional Assessment	45
5.5	City of Bellevue Wetland Buffer Guidance	47
5.6	Wetland Impact Assessment.....	48
6	SHORELINES (LUC 20.25E.017)	52
6.1	Methods	52
6.2	Shorelines Results.....	53
6.3	City of Bellevue Lake Washington Buffer Guidance	54
6.4	Shoreline Impact Assessment	55
7	GEOLOGIC HAZARD AREAS (LUC 20.25H.025)	56
7.2	Geologic Hazards Impact Assessment.....	57

8	AVOIDANCE, MINIMIZATION, AND MITIGATION MEASURES	58
8.1	Avoidance Measures	58
8.2	Minimization Measures	59
8.3	Ongoing Management Practices.....	61
8.4	Mitigation Measures.....	61
9	PROJECT COMPLIANCE WITH CITY CODE PERFORMANCE STANDARDS.....	65
9.1	LUC 20.25H.055.C.3.g.....	65
9.2	LUC 20.25H.100	71
9.3	LUC 20.25H.125	72
9.4	LUC 20.25E.080.B	74
9.5	LUC 20.25E.080.P.....	76
9.6	LUC 20.25E.080.P.....	77
10	REFERENCES.....	79

List of Tables

Table 1	Proposed Shoreline Grading Below Ordinary High Water Mark.....	10
Table 2	Existing and Proposed Over-water Coverage	11
Table 3	Piling Removal and Installation.....	12
Table 4	Upland Clearing and Grading	13
Table 5	Vegetation Removal and Planting	13
Table 6	Tree Removal and Planting.....	14
Table 7	Summary of Project Area Vegetation Species.....	23
Table 8	Summary of City of Bellevue Designated Species of Local Importance Potential Presence within the Project Area.....	28
Table 9	ESA-listed Species and Critical Habitats That May Occur in the Project Area.....	31
Table 10	Summary of Wetland Classes and Ratings Using Ecology 2004 and 2014 Wetlands Rating Systems	43
Table 11	Summary of 2004 Wetland Function Rating Score Categories.....	44
Table 12	Summary of Functions and Values 2004 Wetland Rating Scores	44
Table 13	Summary of Functions and Values 2014 Wetland Rating Scores	45

Table 14	City of Bellevue City Code Wetland Rating and Standard Buffer Width, Based on the 2004 Ecology Rating System	47
Table 15	City of Bellevue City Code Wetland Rating and Standard Buffer Width, Based on the 2014 Ecology Rating System	48
Table 16	Summary of Permanent Wetland Impacts	49
Table 17	Summary of Permanent Wetland Impacts by Classification.....	50
Table 18	Summary of Permanent Wetland Buffer Impacts.....	51
Table 19	City of Bellevue City Code Shoreline Critical Areas Designation and Standard Buffer Widths.....	55
Table 20	Project Wetland Impacts and Proposed Mitigation.....	63
Table 21	Performance Standards for Habitat Improvement Projects in Critical Areas..	65

List of Figures

Figure 1a	Vicinity Map
Figure 1b	Project Site Aerial View
Figure 2	Existing Conditions
Figure 3	Composite Site Plan
Figure 4a	Planting Plan
Figure 4b	Planting Schedule – Ravine/Shoreline/Wetland
Figure 4c	Planting Schedule – Hillside/Rain Garden
Figure 4d	Planting Schedule – Swim Beach/Park Entry
Figure 5a	Ravine Subarea – Plan View
Figure 5b	Ravine Subarea – Materials Plan
Figure 5c	Ravine Subarea – Section J, K, L, and A
Figure 6a	Central Waterfront/Lake – Plan View
Figure 6b	Central Waterfront/Lake – Materials Plan
Figure 6c	Central Waterfront/Lake – Sections B, D, and F
Figure 6d	Central Waterfront/Lake – Sections G, H, and I
Figure 6e	Pier Structure Detail – Plan View
Figure 6f	Pier Structure Detail – Cross-sections
Figure 7a	Whaling Building Improvements – Plan View
Figure 7b	Whaling Building Improvements – Elevations

Figure 8a	Hillside Subarea – Plan View
Figure 8b	Hillside Subarea – Materials Plan
Figure 8c	Hillside Subarea – Sections C and E
Figure 9	Project Site Survey and Topography
Figure 10	NRCS Soils
Figure 11	USFWS National Wetland Inventory
Figure 12	Wetland Delineation Results

List of Appendices

Appendix A	Wetland Delineation Report
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LIST OF ACRONYMS AND ABBREVIATIONS

BA	Biological Assessment
BCC	Bellevue City Code
BMP	Best Management Practice
CAO	Critical Areas Ordinance
CAR	Critical Areas Report
City	City of Bellevue
Corps	U.S. Army Corps of Engineers
DPS	Distinct Population Segments
Ecology	Washington State Department of Ecology
EFH	Essential Fish Habitat
ESA	Endangered Species Act
ESU	Evolutionary Significant Units
FAC or FAC+	facultative
FACU	facultative upland
FACW or FACW+	facultative wetland
HGM	hydrogeomorphic
LUC	Land Use Code
Magnuson-Stevens Act	Magnuson-Stevens Fishery Conservation and Management Act
NMFS	National Marine Fisheries Service
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resource Conservation Service
NWI	National Wetlands Inventory
OBL	obligate wetland
OHWM	Ordinary High Water Mark
PAB	palustrine aquatic bed
PEM	palustrine emergent
PFO	palustrine forest
PHS	Priority Habitat Species
Plan	Meydenbauer Bay Park and Land Use Plan

PSS	palustrine scrub-shrub
Project	Meydenbauer Bay Park Phase 1 Project
RCW	Revised Code of Washington
sf	square foot
SPCCP	Spill Prevention, Control, and Countermeasures Plan
SWPPP	Stormwater Pollution Prevention Plan
TESC	Temporary Erosion and Sedimentation Control
UPL	obligate upland
USFWS	U.S. Fish and Wildlife Service
WAC	Washington Administrative Code
WDFW	Washington Department of Fish & Wildlife

1 INTRODUCTION

The City of Bellevue (City) is currently in the process of developing plans for implementing Meydenbauer Bay Park (Park) Phase 1 Project (Project) located in the City of Bellevue, in King County, Washington, Township 25 North, Range 5 East, Section 31. The proposed Project seeks to implement a portion of the Meydenbauer Bay Park and Land Use Plan (Plan). The City has worked for many years on a vision to provide a downtown waterfront destination along Meydenbauer Bay (Figure 1a). The City's 1987 Park, Recreation and Open Space Plan states that "acquisition of Meydenbauer Bay Waterfront [is] a major focus to provide unequaled waterfront amenities and connect the waterfront to Downtown Park and downtown." (Bellevue 1987). The City's vision greatly expands public access to and enjoyment of Lake Washington in an area of Bellevue that is rich with history, as Meydenbauer Bay is where Bellevue was first established.

The Meydenbauer Bay Park Phase 1 (Project) is the first phase of the Meydenbauer Bay Park and Land Use Plan (Plan) adopted by the City in 2010 (Bellevue 2010). This Plan provides overarching vision, organization, and programming by defining aesthetic objectives, locating developed areas and natural ecological features, envisioning Meydenbauer Bay Park's physical spaces and amenities, and composing pedestrian connections between the waterfront and uplands. The Plan implementation is broken out into phases due to funding constraints. No funding has been identified for work beyond the Project; future phases of the Plan will be permitted separately as funding allows.

The Project proposes various elements designed to create a memorable waterfront park while balancing the Project site's natural setting with public access opportunities. The Project includes habitat restoration, active and passive recreation, universal access for a variety of users, particularly pedestrians, and existing building upgrades.

This Critical Areas Report (CAR) supports the proposed Project permitting and land use approvals by providing information regarding the presence of critical areas within the Project area and identifying potential impacts to existing critical areas and associated regulated buffers. Critical areas are defined in the Bellevue City Code (BCC) Critical Areas Ordinance (CAO), in Chapter 20.25H of its Land Use Code (LUC; City of Bellevue 2009). Per

Chapter 20.25H.250 of the LUC, this CAR identifies and classifies all critical areas and applicable critical area buffers present in the Project area. The following four types of critical areas were identified as potentially occurring within the Project area: Habitat Associated with Species of Local Importance (LUC 20.25H.150), Wetlands (LUC 20.25H.095), Shorelines (LUC 20.25E.017.D and LUC 20.25H.035), and Geologic Hazard Areas (LUC 20.25H.120). A Habitat Assessment (LUC 20.25H.165) was conducted as part of the analysis of the Habitat Associated with Species of Local Importance. No Areas of Special Flood Hazard (LUC 20.25H.175) or Streams (LUC 20.25H.075) have been identified within the Project area.

Project ecologists conducted a review of the Critical Areas chapter of the LUC, gathered and reviewed existing information, and visited the Project area in June and October 2014 to identify and assess existing critical areas. In addition to this CAR, several documents associated with the proposed Project have been prepared that address and describe critical areas within the Project area. Information from these companion documents are summarized and/or included by reference in this CAR. The companion documents include the following:

- *Meydenbauer Bay Park and Land Use Plan Environmental Impact Statement* (EDAW AECOM 2009)
- *Meydenbauer Bay Park Phase 1 Biological Assessment* (Anchor QEA 2015a)
- *Meydenbauer Bay Park Phase 1 Wetland Delineation Report* (Anchor QEA 2015b)
- *Meydenbauer Bay Park Phase 1 Wetland Mitigation Plan* (Anchor QEA 2015c)

This CAR is organized as follows:

- Section 1 – Introduction
- Section 2 – Project Description
- Section 3 – Project Area Description
- Section 4 – Habitat Associated with Species of Local Importance and Habitat Assessment
- Section 5 – Wetlands
- Section 6 – Shorelines
- Section 7 – Geologic Hazard Areas
- Section 8 – Avoidance, Minimization, and Mitigation Measures

- Section 9 – Project Compliance with City Code Performance Standards
- Section 10 – References
- Figures
- Appendix A – *Meydenbauer Bay Park Phase 1 Wetland Delineation Report*

1.1 Review of Existing Information

In order to identify and assess critical areas in the Project area, project ecologists reviewed the following sources of information to support field observations:

- Bellevue City Code (City of Bellevue 2014a)
- Bellevue Critical Areas maps (City of Bellevue 2014b)
- *Natural Resource Conservation Service (NRCS) Soil Series Mapping* (USDA 2014a)
- *Hydric Soil List for King County, Washington* (USDA 2014b)
- *NMFS Endangered Species Act (ESA) Status Reviews and Listing Information* (NMFS 2014)
- *U.S. Fish and Wildlife Service (USFWS) Wetlands Mapper for National Wetlands Inventory (NWI) Map Information* (USFWS 2014a)
- *USFWS Western Washington Endangered Species Status and Listing Information by County* (USFWS 2014b)
- *Washington Department of Fish & Wildlife (WDFW) Priority Habitat Species (PHS) data* (WDFW 2014a)
- *WDFW Washington Wildlife Distribution Maps, Washington GAP Analysis Program data* (WDFW 2014b)
- WDFW Salmonscape (2014c)
- *WDFW Management recommendations for Washington's priority species, Volume III: Amphibians and Reptiles* (Larsen 1997)
- *WDFW Management recommendations for Washington's priority species, Volume IV: Bird* (Larsen et al. 2004)
- Aerial photographs

2 PROJECT DESCRIPTION

2.1 Proposed Project

2.1.1 Overview

The Project proposes elements identified in the 2010 Plan. The Project and Park as a whole also connects the City's past (Meydenbauer Bay is where the City started) to its future as a 21st century waterfront city. The Plan has 12 planning principals, and the following five goals and objectives that guided its development are important in staying true to this vision for the Project:

- Improving waterfront access and recreation activities for the entire community
- Celebrating history, preserving historic uses, and adapting waterfront buildings for new uses
- Restoring ecological functions and improving water quality
- Strengthening the visual, cultural, and physical connections of the City to Lake Washington's Meydenbauer Bay
- Encouraging best practices for sustainable building and land management

The Project will be designed to create a memorable waterfront park while balancing the Project site's natural setting with public access opportunities. In the Plan the Project includes several distinct subareas, which will be described in more detail below. In general these subareas include a gradient from more natural to more developed from west to east across the site:

- **Ravine and Natural Shoreline Subarea:** Daylight the stream/abandon the storm drain; enhance the ravine with native vegetation and remove invasive species; modify and control public access with new trails and a footbridge; and restore shoreline habitat/remove rock armor
- **Central Shoreline and Associated Recreation Subarea:** Expand and relocate the swim beach, pier, restroom/changing room, and access for launching hand-carried, non-motorized watercraft, discovery playground; shoreline promenade/ emergency access/disabled accessible route; open lawn and picnic area
- **Hillside Woodland and Viewing Terrace Subarea:** Outdoor classroom space, stone retaining walls; hillside woodland with native and ornamental species, and Viewing Terrace with parking adjacent to Lake Washington Boulevard NE

- **Whaling Building Subarea:** Renovate the Whaling Building to accommodate a range of public uses and maintain its historic integrity

A vicinity map is provided on Figure 1a, an aerial view of the Project site is provided on Figure 1b, and existing conditions are shown on Figure 2. Figure 3 provides a composite plan view of the proposed Project, and Figure series 4 provides the proposal planting plan and schedule. Figure series 5 through 8 provide plan views and cross sections of each subarea and proposed elements. Improved parking and access would be provided from Lake Washington Boulevard NE to the Viewing Terrace, 99th Avenue NE with new parking added, and access to the existing marina parking area and at the existing parking located at the upper ravine in the existing Meydenbauer Beach Park. The following subsections describe the proposed elements in each subarea in more detail.

2.1.2 *Ravine and Natural Shoreline Subarea*

The Ravine and Natural Shoreline subarea will be changed from a developed park to the most natural environment in the Project. Through removal of existing structures and protection and planting of native vegetation, the subarea will achieve enhanced habitat while creating a natural area for park users to experience (see Figure Series 5).

Structures and elements proposed for removal include the following:

- 381 lf of existing PVC 18-inch-diameter storm drain
- 33 lf of existing PVC 8-inch-diameter storm drain (lateral line)
- 28 lf of existing PVC 12-inch-diameter storm drain (lateral line)
- Play area
- Stairs to the viewing area
- Picnic table(s)
- Restroom building and associated utilities
- Lawn, ornamental, and invasive vegetation
- Concrete pathways, stairs, and walls
- Rock armor, concrete steps, pier, and pilings

Proposed improvements include the following:

- Protect and maintain existing native vegetation, including trees, to the maximum extent possible
- Replace existing developed park areas with upland and riparian habitat areas planted with native vegetation
- Create a natural conveyance/open channel for perennial base flow and winter high-flow conditions
- Install rock weir waterfalls and large woody debris placement along the channel, to make the water feature more visible to visitors and slow the water during high flows. In addition, a small water quality treatment area at the upstream end of the daylighted channel is proposed using a filtration media to provide limited removal of metals
- Restore natural shoreline with gravel sockeye salmon spawning substrates, emergent fringe and scrub/shrub marsh, and woody riparian vegetation, with shallow water woody debris structures
- Provide improved conditions for juvenile salmon rearing, including refuge and prey production along shoreline and lower daylighted channel
- Restore and expand shoreline through excavation, slope regrading, placement of habitat gravel in in-water areas, planting with native riparian and emergent marsh vegetation, and woody debris placement. Habitat gravel will be a clean, washed, rounded, naturally occurring 2-inch minus gravel mix (100% less than 2 inches, 85% less than 1 inch, and greater than 40% between 0.25 and 0.75 inch).
- Construct paved pedestrian paths, two pedestrian viewpoints, and crushed-rock trails.

To meet parking demand for the Project, the existing upper parking area and existing ADA lower parking area will be retained (Perteet 2014). The existing parking area and existing entry driveway would be restriped to maximize the number of parking spaces.

2.1.3 Central Waterfront Subarea

The Central Waterfront/Lake subarea contributes heavily to the park's desired waterfront experience. Park improvements will provide public access and park amenities along much of the shoreline, balanced with shoreline restoration and habitat enhancements (see Figure series 6).

Structures and elements proposed for removal include the following:

- Existing covered boat-moorage pier
- Existing concrete paving and steps at the edge of beach area east of the public pier
- Concrete bulkhead and fill along shoreline
- Rock riprap bulkhead and fill along shoreline

Proposed improvements include the following:

- Construct a swim beach through excavation, regrading, and placement of habitat gravel in in-water areas, and sand above Ordinary High Water Mark (OHWM). Habitat gravel will be a clean, washed, rounded, naturally occurring 2-inch minus gravel mix (100% less than 2 inches, 85% less than 1 inch, and greater than 40% between 0.25 and 0.75 inch) as described in Subsection 3.2. Beach sand, placed above OHWM, will be a clean, washed, rounded, naturally occurring sand/gravel mix with greater than 95% material passing through 1-1/2 inch sieve and less than 3% passing through a #100 sieve.
- Construct a hand-carried, non-motorized PPV launch including ADA-accessible paved ramps, pervious paved access and buried sheetpile wall with concrete cap above OHWM, and beach with habitat substrate for launching and retrieving watercraft.
- Construct a new one-story restroom/changing room/lifeguard station building (i.e., Beach House); the building will be set into the hillside, with the lake side fully exposed, and will include a widened pervious paved area connecting to the swim beach; the roof top will be an accessible plaza with viewing opportunities.
- Construct a new, curved pier to provide viewing, fishing, water access, and temporary moorage for PPVs; an overhead walkway from the shoreline will connect to a gangway to access the pier, which will be a floating structure (Moffatt & Nichol, 2014).
 - The elevated walkway measures 12 feet wide, with 5-foot-wide curved precast concrete panels on the sides and a 2-foot-wide curved grating section in the center. The walkway would be supported by four 14-inch-diameter steel pipe piles landward of OHWM and eight 14-inch-diameter steel pipe piles waterward of OHWM.
 - At approximately 12 feet of water depth, the elevated walkway transitions to a grated gangway measuring 8 feet wide by 30 feet long. The gangway extends to a floating pier structure at approximately 20 feet of water depth.

- The main float structure is a 12-foot-wide, curved post-tensioned concrete float with 2.5 feet of freeboard. A small, low-profile float with a 12-inch freeboard would provide launching for PPV and ADA access on the west side of the main float. The circular configuration (25 feet wide) at the end of the pier, will provide views of Lake Washington, as well as downtown Bellevue. The float structure provides 4,620 sf of over-water coverage and is supported by twelve 14 inch-diameter steel pipe guide piles and by four 16 inch-diameter steel pipe guide piles at the circular float at the end of the pier.
- Install low-level lighting on the overhead walkway and pier. Proposed lighting is designed at a moderate temperature range, emitting a warm light spectrum. The proposed lighting will have the option for dimming. Low-level lighting will incorporate hoods to reduce light pollution.
- Construct a new seasonal (approximately Memorial Day to Labor Day of each year) swim float (20 feet by 31.25 feet) to serve the swim area; the float will be constructed of wood with a grated surface to meet City code and federal and State agency requirements; the float will be on site during summer, peak park-use months and will be removed from the site at other times of the year. The swim float is intended to provide a destination for swimmers and to deter them from jumping off of the pier, which, due to its proximity to Bellevue Marina, would not be allowed.
- Install two seasonal floating rope barriers and 16 warning buoys to demarcate areas where motorized vessels are not allowed. The floating rope barriers would be in place during the annual swim season (approximately Memorial Day to Labor Day of each year).
- Install two in-lake pilings and two onshore anchors for swim area floating ropes.
- Construct a paved shoreline promenade that will extend east from the Ravine/Natural Shoreline subarea to 99th Avenue NE; the promenade will provide an ADA-accessible route through the Park as well as emergency access. The promenade includes overhead lighting.
- Construct an ADA-accessible, paved pedestrian pathway that will extend from the shoreline promenade to the swim beach and Beach House. The pathway includes low level lighting.
- Construct a new ADA-accessible discovery playground that will be located of south of the promenade.

- Construct lawn areas, picnic areas, stone and concrete walls landward of the swim beach, and both sides of shoreline promenade.
- Construct lower portion of stormwater treatment surface and subsurface conveyance along edge of lawn (surface swale) and out to the swim beach (subsurface level spreader).

2.1.4 Hillside Subarea

The Hillside subarea offers expansive views of Meydenbauer Bay and Lake Washington. The Project seeks to make this area accessible to Park users by grading the steep slope to create the opportunity for pathway connections and site amenities (see Figure series 8).

Structures and elements proposed for removal include the following:

- Remaining structures, walls, slabs, and selected vegetation that remains from former residences

Proposed improvements include the following:

- Regrade site to improve accessibility and connections between Park areas.
- Construct a viewing terrace and pull-off from along Lake Washington Boulevard NE with parallel parking spaces. Parking area includes overhead lighting.
- Construct concrete and stone retaining walls, integrated with pathways.
- Construct a low-impact development (LID) stormwater treatment that celebrates rainwater events. This features includes a bioretention area and cascading rock-lined swale for treatment of view terrace parking lot runoff. This features also extends into the Central Shoreline, as described above.
- Create an outdoor classroom located adjacent to the woodland to take advantage of the views, and educational and play opportunities within the Park's natural and built setting.
- Establish a hillside woodland consisting of existing (native and non-native) and proposed native and non-native trees and understory.
- Improve street and streetscape on 99th Avenue NE and the park side of Lake Washington Boulevard NE, including angled parking (on the west side of 99th Avenue NE only), sidewalks, lighting, and landscape planting. Provide stormwater treatment for work in streets and right-of-ways.

- Provide angled parking and a hand-carried boat load/unload area at the terminus of 99th Avenue NE, with parallel load/unload spaces.

2.1.5 Whaling Building

The Project will upgrade the Whaling Building for public use, under the City's "Assembly Use" designation (see Figure series 7). The existing restrooms located within the Whaling Building will be removed and replaced to comply with new uses, ADA guidelines, and other current building code requirements (Salt Studio 2014). The Project will maintain the Whaling Building's historic integrity without precluding potential public uses.

The Marina parking area adjacent to the Whaling Building will be used for interim parking. The parking area will be restriped to maximize parking availability and will provide the necessary ADA-accessible stalls. The parking area will include overhead lighting.

2.2 Environmental Resources Impact Summary

As the Project will provide multiple improvements to the site, it is helpful to understand the aggregate result of certain types of activities, particularly, to support regulatory evaluations and permitting needs. This subsection summarizes the activities within key environmental elements.

2.2.1 Fill and Excavation Below Ordinary High Water Mark

Some shoreline restoration will occur by removing existing riprap and concrete bulkheads and placing habitat gravel waterward of OHWM in order to create low-gradient slopes and provide a habitat substrate for migrating juvenile salmon. Table 1 summarizes the work below OHWM.

Table 1
Proposed Shoreline Grading Below Ordinary High Water Mark

Activity	Volume (cubic yards)
Excavation/removal below OHWM	75
Installation of habitat gravel fill	1,462

2.2.2 Change in Over-water Coverage Area

The Project will remove existing over-water coverage along the shoreline, including the existing Meydenbauer Beach Park public pier and the residential covered boat-moorage pier. The Project proposes to place a pier and seasonal swim float. Table 2 summarizes the existing and proposed over-water coverage.

Table 2
Existing and Proposed Over-water Coverage

Water Depth ¹	Description	Removed Over-water Cover (sf)	New Over-water Cover (sf)	Net Change (sf)
0–12 feet	Former residential piers ²	3,502		-3,440
	Existing covered boat moorage pier	434		
	Existing Meydenbauer Beach Park public pier	672		
	Proposed elevated grated walkway		1,168	
	0–12 Feet Subtotal:	4,608	1,168	
12+ feet	Proposed pier:			+5,831
	Elevated grated walkway		346	
	Grated gangway		240	
	Pier float and kayak launch		4,620	
	Proposed grated seasonal swim float		625	
	12+ Feet Subtotal:		5,831	
Total Over-water Cover Change:		4,608	6,999	+2,391

Notes:

1. Measured from Ordinary High Water Mark
 2. Removed in 2013 as interim action and public safety measure
- sf = square feet

2.2.3 Piling Removal and Installation

The Project will include removal and installation of pilings associated with in-water structures. These changes are summarized in Table 3.

Table 3
Piling Removal and Installation

Structure	Pile Type	Existing	Proposed
Existing Public Access Pier	12-in. treated wooden	16	
Existing Swim Area Floating Rope Anchor	12-in. treated wooden	1	
Existing Covered Boat Moorage	12-in. steel	1	
	9-in. wooden	17	
	12-in. treated wooden	3	
Proposed Pier	14-in. steel		24
	16-in. steel		4
Proposed Seasonal Float	12-in. steel		2
Proposed Swim Area	14-in. steel		2
Proposed Floating Rope Anchors	14-in. steel		3
Totals:		38	35

2.2.4 Wetlands

The three small emergent wetlands located in the Project area that will be disturbed to construct the Project include a total wetland area of 0.038 acre (1,665 sf). Wetland mitigation will occur on site within the Park and will be addressed through the creation of emergent, lake-fringe wetlands, constructed concurrently with the other elements of the Project. A complete discussion of wetlands within the Project area is presented in Section 5. Proposed wetland mitigation is discussed in Subsection 8.4.1.

2.2.5 Grading

The Project site will be graded to achieve the proposed design. Grading will include excavation and fill to achieve proposed grades. Table 4 summarizes the proposed upland grading.

Table 4
Upland Clearing and Grading

Project Element	Grading (acres)	Excavation (cubic yards)	Fill (cubic yards)
Upland grading	4.1	13,780	9,998

2.2.6 Vegetation Changes

The Project seeks to protect native vegetation and existing mature trees to the extent possible. Trees and other vegetation located in the area of proposed pathway and Park amenities will be removed; however, much of the native vegetation and mature trees with the Ravine subarea will be protected. Exposed areas not slated for Park improvements, open lawn, or interim meadow will be replanted with native and ornamental tree and shrub species. The area of proposed native vegetation planting is more than 65,000 sf (1.5 acres). Table 5 summarizes the existing vegetation, vegetation proposed for removal, and net change.

Table 5
Vegetation Removal and Planting

Project Area	Existing Native and Ornamental Tree and Shrub Vegetation (sf)	Native and Ornamental Tree and Shrub Vegetation Proposed for Removal (sf)	Proposed Native and Ornamental Tree and Shrub Plantings (sf)¹	Net Change (sf)
Proposed OHWM to 200 feet	52,104	34,075	52,700	+18,625
Upland beyond 200 feet from OHWM	71,677	39,135	51,233	+12,098

Notes:

1. Includes a total of 65,700 sf of native plantings, as shown on Figure 3..

sf = square feet

OHWM = ordinary high water mark

A tree survey of all trees in the Project area with a diameter at breast height (dbh) 4 inches or greater was performed as part of the investigation. Table 6 summarizes the number of existing trees within the Project area, the number of trees proposed for removal, the number of trees proposed for planting, and the net change.

Table 6
Tree Removal and Planting

Project Area	Existing Native and Ornamental Trees¹	Native and Ornamental Trees Proposed for Removal	Proposed Native and Ornamental Tree Plantings	Net Change
	252	96	234	+138

Notes:

1. Tree survey included all trees with a diameter at breast height of 4 inches or greater. Figure series 4 shows the planting plan and planting schedule.

3 PROJECT AREA DESCRIPTION

The Project area is located on the eastern shoreline of Meydenbauer Bay of Lake Washington, in Bellevue, King County, Washington. The Project area covers 6.7 acres of land and 770 feet of shoreline of Meydenbauer Bay. Land use surrounding the Project area is dominated by residential property.

There are varied existing conditions within the four designated subareas of the Project. The Ravine subarea is characterized by vegetated steep slopes, and also provides parking, walking trails, and access to the existing Meydenbauer Beach Park. There are no surface water features within the Ravine subarea. Lake Washington Boulevard NE is elevated above the Ravine subarea of the Park. The other three subareas are located within the square shaped portion south of Lake Washington Boulevard NE. The Central Waterfront/Lake subarea and Hillside subarea includes nine former residential parcels that are now owned by the City. In 2014, six of the nine houses on the residential parcels were removed; the footprints of the houses were cleared and graded and the ground was seeded with grass. The Whaling Building subarea includes just the Whaling Building structure and adjacent parking area located east of the Central Waterfront/Lake subarea.

3.1 Shoreline Conditions

There are varying shoreline conditions within the Project site. The western extent of the shoreline is the location of the existing Meydenbauer Beach Park, which includes a public access pier (Photo 1). The 6-foot-wide pier is 63 feet long with an 8-foot by 18-foot platform at the end of the pier; the pier provides a total of 672 square feet (sf) of over-water cover. The pier has wood decking and metal railings, and it is supported by 16 – 12-inch treated wooden piles. Another single 12-inch wooden pile is located approximately 50 feet south of the pier and is used during swimming season for the swim area tie-off line.



Photo 1

View south from existing Meydenbauer Beach Park to public pier.

East of the pier, there is a gravel beach area bordered on the upland side by concrete steps, which extend approximately 125 linear feet (lf) along the shoreline (Photo 2). The beach extends east, where the shoreline armoring transitions from the concrete steps to a rock riprap bulkhead. The bulkhead extends approximately 140 lf along the existing Meydenbauer Beach Park's shoreline until it meets a 6-foot-long concrete bulkhead at the existing Meydenbauer Beach Park southeast corner (Photo 3).



Photo 2

Existing beach with concrete steps at Meydenbauer Beach Park.

East of the existing Meydenbauer Beach Park, the shoreline continues as rock riprap bulkhead for approximately 235 lf, where it meets a former residential area with concrete patios with rock edges (Photo 4). Four residential piers were located in this area, but were recently removed by the City, in the interest of public safety. These residential piers had wooden decking and consisted of 3,502 sf of over-water cover, supported by 91 treated wooden piles. A covered boat-moorage pier in this area provides 434 sf of over-water coverage, and is supported by 21 piles (1 – 12-inch steel pile, 17 – 9-inch wooden piles, and 3 – 12-inch treated wooden piles) (Photo 5). Between the boat moorage area and the concrete patios, there is a small gravel beach area. East of the boat moorage area, the shoreline is oversteeped with rock and gravel until it meets the Bellevue Marina.



Photo 3

View looking east from the existing public pier to rock riprap bulkhead.



Photo 4

Rock riprap bulkhead along central shoreline in former residential area.



Photo 5

Covered boat-moorage pier and gravel beach.

There is limited shoreline vegetation along the entire 680 lf of the Project site's shoreline. In the central shoreline area, there is a large weeping willow (*Salix babylonica*) and some smaller willow species. The remaining shoreline area has a mix of ornamental and invasive vegetation.

3.2 Topography

The topography of the Project area ranges from relatively level near the Lake Washington shoreline to very steep slopes as the Project area extends to the north. The level areas adjacent to Lake Washington are historic lakebed, prior to the construction of the Hiram M. Chittenden Locks. The site's grades have been historically disturbed with the development of several large homes (now removed or planned for removal).. The change in elevation from the lake shoreline to Lake Washington Boulevard NE ranges from about 75 feet at the west side of the road to 65 feet at the east side where the road intersects with 99th Avenue NE. The change in elevation from Lake Washington Boulevard NE to the Park entrance at 98th Avenue NE is about 67 feet. A topographic map of the Project area is provided as Figure 9.

3.3 Soils

The *NRCS Web Soil Survey* (USDA 2014a) identifies two soil series in the Project area:

- Alderwood gravelly sandy loam 15 to 30 percent slopes (AgD)
- Arents Alderwood material 6 to 15 percent slopes (AmC)

The Alderwood gravelly sandy loam soil is the primary constituent within the Project area. According to the *Hydric Soil List for King County, Washington*, the Alderwood gravelly sandy loam soil series is a moderately drained soil and not classified as a hydric soil. The Arents, Alderwood material soil series is also moderately drained and not classified as a hydric soil (USDA 2014b). A soil map of the Project area is provided as Figure 10.

3.4 Hydrology

The Project area is located in the Cedar-Sammamish Basin Water Resource Inventory Area 8 (Ecology 2014). Hydrologic characteristics in the Project area are influenced by regional groundwater, direct precipitation, surface water runoff, and Lake Washington. The elevation of Lake Washington is controlled by the U.S. Army Corps of Engineers (Corps) at the Hiram M. Chittenden Locks in Ballard. Typical water surface elevations are about 2 feet higher at the maximum in late spring or early summer than at their minimum in late fall or early winter. No streams were identified within the Project area. The OHWM of the lake shoreline was delineated as part of the investigation and is described in Section 6.

3.5 Plant Communities and Habitats

Vegetation within the Project area includes a variety of native, nonnative, and ornamental tree, shrub, grass, and herbaceous species associated with upland, wetland, and riparian habitat along Lake Washington. The *USFWS Wetlands Mapper for NWI Map Information* only identifies Lake Washington as a feature in the Project area and does not map any other wetland features. The lake environment is mapped as lacustrine open water habitat unconsolidated bottom (L1UB) (USFWS 2014a). WDFW PHS maps (WDFW 2014a) and City environmental maps (Bellevue 2014b) also identify the lake habitat and do not identify any other wetland features within the Project area. Three small wetlands were identified and delineated within the Project area. Wetland habitat in the Project area is described in Section 5. A complete description of vegetation in the Project area is described in Section 4. The USFWS NWI map of the Project area is provided as Figure 11.

4 HABITAT ASSOCIATED WITH SPECIES OF LOCAL IMPORTANCE (LUC 20.25H.150) AND HABITAT ASSESSMENT (LUC 20.25H.165)

This section was prepared based on the criteria identified in LUC 20.25H.150 (City of Bellevue 2014a). Species of local importance are recognized populations of native species that are at risk of being lost from the City.

This section also includes a Habitat Assessment (LUC 20.25H.165), per critical areas reporting requirements of LUC 20.25H.230. The Habitat Assessment is an investigation of the site to evaluate the potential presence or absence of designated species of local importance or habitat for species of local importance. Information in the Habitat Assessment includes a description of vegetation communities and habitat conditions in the Project area, the identification of species of local importance that occur or could potentially occur in the Project area, and whether site conditions meet the needs of any species of local importance. Also included in the Habitat Assessment is a summary of the analysis of federally listed species protected under ESA that may occur in the Project area, as described in the Biological Assessment (BA) that was prepared for the Project (Anchor QEA 2015).

4.1 Methods

To document and describe habitat characteristics within the Project area, project ecologists reviewed existing information (as described in Subsection 1.1), performed an aerial photograph assessment, and conducted site visits in June and October 2014. A tree survey of all trees in the Project area with a dbh of 4 inches or greater was also performed. During the site visits, ecologists documented general information regarding habitats and dominant plant species and communities while walking through the Project area. The entire Project area was accessible during the investigation. All wildlife species, tracks, and other signs observed during the site visits were documented. All observations were qualitative; no quantitative wildlife surveys were performed.

4.2 Results

4.2.1 Vegetation Communities

The Project area includes a Park and nine former residential parcels purchased by the City located within a densely populated residential area of the City. As a result, vegetation communities located within the Project area are a fragmented mixture of native, nonnative, and ornamental tree, shrub, and herbaceous vegetation. Five general vegetation communities were identified within the Project area: mowed and un-mowed grassland areas; shrubland; mixed deciduous/coniferous forest; landscaped areas associated with the Park and residential parcels; and wetlands.

Mowed and unmowed grassland areas are common throughout the Project area. Portions of the Project area that are dominated by grassland habitat include the areas of the Park with managed lawns and the former residential parcels with remnant lawns or seeded with grass. Houses on six of the nine residential parcels were removed in 2014. Following removal of the houses these areas were cleared and graded and the areas were reseeded with grass. Plant species within the grassland habitat includes a variety of native and nonnative grasses and herbaceous species that are common within King County, including Colonial bentgrass (*Agrostis capillaris*), common velvet-grass (*Holcus lanatus*), Kentucky bluegrass (*Poa pratensis*), red fescue (*Festuca rubra*), common dandelion (*Taraxacum officinale*), English plantain (*Plantago lanceolata*), red clover (*Trifolium pratense*), and white clover (*Trifolium repens*).

Shrub communities include a mixture of managed native and ornamental species associated with the Park and the former residential parcels, and in the Ravine subarea of the Park. In general, shrubs near the access road are in a more landscaped, managed condition, while further from the access road on the slopes, shrubs are in a more “natural” condition. Native shrub species observed in the Project area include western azalea (*Rhododendron macrophyllum*), red elderberry (*Sambucus racemosa*), salal (*Gaultheria shallon*), snowberry (*Symphoricarpos albus*), beaked hazelnut (*Corylus cornuta*), low Oregon grape (*Mahonia nervosa*), vine maple (*Acer circinatum*), Nootka rose (*Rosa nutkana*), and salmonberry (*Rubus spectabilis*). Ornamental and nonnative shrub species include English laurel (*Prunus laurocerasus*), holly (*Ilex aquifolium*), azalea (*Azalea* sp.), hydrangea (*Hydrangea* sp.),

Japanese maple (*Acer japonica*), and English ivy (*Hedera helix*). The invasive shrub species Himalayan blackberry (*Rubus armeniacus*) is more common within the former residential parcels than within the Park and Ravine areas.

Similar to the shrub communities, the mixed deciduous/coniferous forest habitat includes a mixture of landscaped native and ornamental species associated with the Park and the former residential parcels, and in the Ravine subarea of the Park. Many of the tree species are isolated, with a grass or mulch understory, typical in park and residential environments. Trees in the Ravine subarea on the slopes resemble more “natural,” forest conditions. A tree survey of all trees in the Project area was performed within areas of potential disturbances. Dominant native tree species observed within the Project area include big-leaf maple (*Acer macrophyllum*), Douglas fir (*Pseudotsuga menziesii*), red alder (*Alnus rubra*), western hemlock (*Tsuga heterophylla*), and western red cedar (*Thuja plicata*). Nonnative and ornamental species include Eastern white pine (*Pinus strobus*), sweetgum (*Liquidambar* sp.), weeping willow (*Salix babylonica*), Katsura (*Cercidiphyllum japonicum*), and cherry (*Prunus* sp.).

Three wetland communities were identified within the Project area. One of the wetlands is a Slope wetland and the other two wetlands are Lake-fringe wetlands associated with the lake shoreline. All three wetlands are limited to emergent wetland systems, no scrub-shrub or forested component. A detailed discussion of these wetlands is presented in Section 5. Common and scientific names of all plant species observed within the Project area are provided in Table 7.

Table 7
Summary of Project Area Vegetation Species

Scientific Name	Common Name	Indicator ¹
Trees		
<i>Abies</i> sp.	Fir	FACU-
<i>Acer japonicum</i> sp.	Japanese maple	
<i>Acer macrophyllum</i>	Big leaf maple	FACU
<i>Alnus rubra</i>	Red alder	FAC
<i>Cedrus libani</i>	Cedar of Lebanon	

Scientific Name	Common Name	Indicator ¹
<i>Cercidiphyllum japonicum</i>	Katsura	
<i>Chamaecyparis lawsoniana</i>	Lawson cypress/Port Orford Cedar	FACU
<i>Cornus florida</i>	Flowering dogwood	FACU
<i>Cornus nuttallii</i>	Pacific dogwood	FACU
<i>Crataegus douglasii</i>	Douglas hawthorne	FAC
<i>Liquidambar</i> sp.	Sweet gum	
<i>Picea</i> sp.	Ornamental spruce	FAC
<i>Pinus strobus</i>	Eastern white pine	FACU
<i>Prunus</i> sp.	Cherry	FACU
<i>Pseudotsuga menziesii</i>	Douglas fir	FACU
<i>Quercus palustris</i>	Pin oak	FACW
<i>Salix babylonica</i>	Weeping willow	FACW
<i>Thuja plicata</i>	Western red cedar	FAC
<i>Tsuga heterophylla</i>	Western hemlock	FACU-
Shrubs		
<i>Acer circinatum</i>	Vine maple	FAC-
<i>Azalea</i> sp.	Azalea	
<i>Berberis</i> sp.	Berberis	UPL
<i>Cornus sericea</i>	Red osier dogwood	FACW
<i>Corylus cornuta</i>	Beaked hazelnut	FACU
<i>Ficus carica</i>	Fig	FACU
<i>Gaultheria shallon</i>	Salal	FACU
<i>Helix hedera</i>	English ivy	FACU
<i>Hydrangea</i> sp.	Hydrangea	FACU
<i>Ilex aquifolium</i>	Holly	FACU
<i>Mahonia aquifolium</i>	Tall Oregon grape	UPL
<i>Mahonia nervosa</i>	Low Oregon grape	FACU
<i>Prunus laurocerasus</i>	English laurel	
<i>Rhododendron macrophyllum</i>	Pacific rhododendron	UPL
<i>Rhododendron</i> sp.	Rhododendron	UPL
<i>Ribes sanguineum</i>	Red flowering currant	FACU
<i>Rosa</i> sp.	Native rose	FAC

Scientific Name	Common Name	Indicator ¹
<i>Rubus spectabilis</i>	Salmonberry	FAC+
<i>Sambucus racemosa</i>	Red elderberry	FACU
<i>Symphoricarpos albus</i>	Snowberry	FACU
<i>Vaccinium ovatum</i>	Evergreen huckleberry	UPL
<i>Viburnum</i> sp.	Viburnum	FACU
Grass, Ferns, and Herbaceous		
<i>Agrostis capillaris</i>	Colonial bentgrass	FAC
<i>Carex obnupta</i>	Slough sedge	OBL
<i>Equisetum arvense</i>	Field Horsetail	FAC
<i>Festuca rubra</i>	Red fescue	FAC+
<i>Holcus lanatus</i>	Common velvet grass	FAC
<i>Iris pseudacorus</i>	Iris	OBL
<i>Juncus effusus</i>	Soft rush	FACW
<i>Lotus corniculatus</i>	Birds-foot trefoil	FAC
<i>Phalaris arundinacea</i>	Reed canarygrass	FACW
<i>Plantago lanceolata</i>	English plantain	FAC
<i>Poa pratensis</i>	Kentucky bluegrass	FAC
<i>Poliga</i> sp.	Poliga	FAC
<i>Polystichum munitum</i>	Sword fern	FACU
<i>Ranunculus repens</i>	Creeping buttercup	FACW
<i>Rorripa nasturtium</i>	Watercress	FACW
<i>Rumex occidentalis</i>	Curled dock	FACW
<i>Taraxacum officinale</i>	Common dandelion	FACU
<i>Trifolium pratense</i>	Red clover	FACU
<i>Trifolium repens</i>	White clover	FAC

Note:

1. These categories, referred to as the “wetland indicator status,” (from the wettest to driest habitats) are as follows: obligate wetland (OBL) plants, facultative wetland (FACW) plants, facultative (FAC) plants, facultative upland (FACU) plants, and obligate upland (UPL) plants.

4.2.2 Fish and Wildlife Habitat Assessment

Vegetation communities within the Project area provide relatively limited habitat for terrestrial and aquatic wildlife. Wildlife relies on vegetation for food, shelter, and cover from predators. Wildlife diversity is generally related to the structure and composition of plant species within vegetative communities. In general, vegetation communities that contain few species or vegetative layers (herbaceous vegetation, shrubs, or trees) support a low diversity of wildlife, whereas vegetation communities that are more complex and contain a wide variety of plant species and vegetative layers can support a greater diversity of wildlife. Forested and riparian areas with well-developed shrub layers are likely to support the greatest number of species and populations of wildlife (Brown 1985).

Although a comprehensive wildlife survey has not been conducted within the Project area, vegetation communities within the Project area likely provides habitat for a variety of terrestrial and aquatic wildlife species common to King County and western Washington that are adapted to urban residential areas. The area provides habitat for native and nonnative bird, amphibian, reptile, insect, and small mammal species to breed, forage, and rest.

Wildlife habitat in the Project area ranges in quality from low in the managed areas of the Park and the former residential parcels, to moderate in the upland forested habitat in the Ravine subarea. Habitat features such as snags and downed wood are very limited within the Project area. The lake shoreline habitat has limited potential for wildlife because managed lawns and landscape trees and shrubs are adjacent to the shoreline. As described in Section 5, the three wetlands identified within the Project area are very small and limited to emergent vegetation. The majority of habitat in the Project area is adjacent to developed areas or associated with vegetation communities that are landscaped and managed and therefore provides habitat for disturbance-tolerant species.

Wildlife species typically observed in the Project area include American crow (*Corvus brachyrhynchos*), American robin (*Turdus migratorius*), European starling (*Sturnus vulgaris*), house sparrow (*Passer domesticus*), and eastern gray squirrel (*Sciurus carolinensis*). Shoreline habitat conditions do not have quality shoreline vegetation, which limits potential foraging and nesting sites for terrestrial wildlife species such as birds, small mammals,

reptiles, and amphibians. The Project area is surrounded by residential development, so there are no vegetated corridors connecting habitat within the Project area to undisturbed habitats.

No stream channels were identified within the Project area. The aquatic habitat of Lake Washington provides quality habitat for aquatic species, but in general, lake shoreline riparian habitat is low in quality within and in the vicinity of the Project area. A detailed discussion of the lake and potential fish use is presented in Section 6.

4.2.3 *Species of Local Importance*

The City recognizes 23 species of local importance (LUC 20.25H.150; City of Bellevue 2014a). As part of the analysis of species of local importance, project ecologists reviewed information from the WDFW PHS database on State priority species and habitats that may occur in or near the Project area (WDFW 2014a). Species of local importance that could occur within the Project area were identified based on observations during the site visits, the WDFW PHS data, the presence of potential suitable habitat for priority species within the Project area, and WDFW management recommendations for priority species (Larsen 1997, Larsen et al. 2004, WDFW 2014a).

Table 8 identifies the 23 species of local importance by group (amphibians, birds, mammals, reptiles, and fish), the presence or absence of potential suitable habitat within the Project area, and the state and federal status of each species (LUC 20.25H.150; City of Bellevue 2014a).

Table 8
Summary of City of Bellevue Designated Species of Local
Importance Potential Presence within the Project Area

Common Name (Scientific Name)	Suitable Habitat	Potential Suitable Habitat Present Within Project Area	State Status	Federal Status
Amphibians				
Oregon spotted frog (<i>Rana pretiosa</i>)	Ponds and lakes with dense emergent vegetation	No (No dense vegetation within Lake Washington within the Project area)	Endangered	Candidate
Western toad (<i>Bufo boreas</i>)	Still water in ponds and small lakes	No	Candidate	Species of concern
Birds				
Bald eagle (<i>Haliaeetus leucocephalus</i>)	Mature trees near water and prey sources	Yes (Mature trees limited and isolated in Ravine subarea)	Sensitive	Species of concern
Common loon (<i>Gavia immer</i>)	Marine and large lakes and rivers	Yes	Sensitive	None
Great blue heron (<i>Ardea herodias</i>)	Fresh and salt-water wetlands, rivers	Yes	Priority	Monitor
Green heron (<i>Butorides striatus</i>)	Fresh water wetlands with forested habitat	No	None	None
Merlin (<i>Falco columbarius</i>)	Prairies and conifer forests	No	Candidate	None
Osprey (<i>Pandion haliaetus</i>)	Marine coasts, lakes, and rivers	Yes	Monitored	None
Peregrine falcon (<i>Falco peregrinus</i>)	Cliffs and vegetated slopes	No	Sensitive	Species of concern
Pileated woodpecker (<i>Dryocopus pileatus</i>)	Forest with snags and downed wood	Yes (snags and downed wood small and limited)	Candidate	None
Purple martin (<i>Progne subis</i>)	Large dead trees or artificial nesting structures near wetlands, ponds, or marine systems	No (No large snags or artificial nests)	Candidate	None
Red-tailed hawk (<i>Buteo jamaicensis</i>)	Open habitat near forests	Yes	None	None
Vaux's swift (<i>Chaetura vauxi</i>)	Old growth forest	No	Candidate	None

Habitat Associated with Species of Local Importance and Habitat Assessment

Common Name (Scientific Name)	Suitable Habitat	Potential Suitable Habitat Present Within Project Area	State Status	Federal Status
Western Grebe (<i>Aechmophorus occidentalis</i>)	Large lakes	Yes	Candidate	None
Fish/Salmon				
Bull trout (<i>Salvelinus confluentus</i>)	Marine, rivers, and streams	Yes	Candidate	Threatened
Chinook salmon (<i>Oncorhynchus tshawytscha</i>)	Marine, rivers, and streams	Yes	Candidate	Threatened
Coho salmon (<i>Oncorhynchus kisutch</i>)	Marine, rivers, and streams	Yes	Candidate	Species of concern
River lamprey (<i>Lampetra ayresi</i>)	Rivers and streams	Yes	None	Species of concern
Mammals				
Keen's myotis (<i>Myotis keenii</i>)	Mature coniferous forest	No (Mature trees limited and isolated in Ravine subarea)	Candidate	None
Long-eared myotis (<i>Myotis evotis</i>)	Mature coniferous forest	No (Mature trees limited and isolated in Ravine subarea)	Monitored	None
Long-legged myotis (<i>Myotis volans</i>)	Mature coniferous forest	No (Mature trees limited and isolated in Ravine subarea)	Monitored	None
Western big-eared bat (<i>Plecotus townsendii</i>)	Mature coniferous forest	No (Mature trees limited and isolated in Ravine subarea)	None	None
Reptiles				
Western pond turtle (<i>Clemmys marmorata</i>)	Ponds, sloughs, small lakes	No	Endangered	Species of concern

Note:

Source: City of Bellevue 2014a, WDFW 2014a, Larsen et al. 1995, Larsen 1997, and Larsen et al. 2004

No species of local importance were observed within the Project area during the June and October 2014 site visits. The WDFW PHS database identifies the following species of local importance within the vicinity of the Project area (0.5 mile) include the following:

- Puget Sound Chinook salmon (*Oncorhynchus tshawytscha*), coho salmon (*Oncorhynchus kisutch*), sockeye salmon (*Oncorhynchus nerka*), Puget Sound

steelhead (*Oncorhynchus mykiss*), and Coastal Puget Sound bull trout (*Salvelinus confluentus*) occurrence and migration are documented in Lake Washington.

- An osprey nest was mapped at the marina adjacent to the Project area in 2003. A nest has not been located at the site since 2004.

The WDFW PHS database does not identify any PHS priority habitats within the vicinity of the Project area (0.5 mile). Sockeye salmon spawning habitat is documented by WDFW in the lakeshore area from about 97th Avenue to 99th Avenue, which includes the shoreline associated with the Project area (Heller 2014).

Species of local importance documented more than 0.5 mile from the Project area include the following:

- Bald eagle breeding areas are located on the east shoreline of Lake Washington, more than 5,000 feet outside the Project area to the southwest.
- A peregrine falcon breeding area is documented on a building in downtown Bellevue, more than 4,000 feet outside the Project area to the east.

Of the 23 species identified on the City's species of local importance list, potential suitable habitat for the following 11 species is present within the Project area:

- Seven bird species: bald eagle, common loon, great blue heron, osprey, pileated woodpecker, red-tailed hawk, and western grebe
- Four fish species: bull trout, Chinook salmon, coho salmon, and river lamprey

Potential habitat for all 11 species of local importance is due to the presence of Lake Washington within the Project area. Trees in the Ravine/Natural Shoreline subarea provide potential perching habitat and the lake provides perching and foraging habitat for the bird species. Large or mature trees within the Project area that could be used by the bird species are limited and isolated in the Ravine/Natural Shoreline subarea. There are no trees associated with the wetland habitat or mature trees located on the lake shoreline. The Project area's wetlands provide no practical habitat opportunity for the bird species.

Mature trees in the Project area provide limited potential habitat for bat species of local importance, because they are isolated and in fragmented patches in the upland Ravine/Natural Shoreline subarea, adjacent to roads and residential property.

Bull trout, Chinook salmon, and coho salmon occurrence and migration are documented in Lake Washington. Fish use in the Project area is discussed in Section 6.

4.2.4 Federally Protected Species and Critical Habitats

A BA was prepared for the Project to evaluate the potential effects on ESA-listed species and critical habitat in compliance with Section 7(a)(2) and Section 3(5)(A) of the ESA (Anchor QEA 2015). Information from the BA is summarized in this CAR. ESA-listed species under National Marine Fisheries Service (NMFS) and USFWS jurisdiction are identified based on the geographic boundaries of Distinct Population Segments (DPSs) and Evolutionary Significant Units (ESUs). Table 9 presents the federally listed species and designated critical habitats identified in the BA as potentially occurring in the Project area and the ESA effect determination identified in the BA.

Table 9
ESA-listed Species and Critical Habitats That May Occur in the Project Area

Common Name	ESA Status	Agency	Effects Determination	Critical Habitat	Critical Habitat Effects Determination
Chinook salmon Puget Sound ESU	Threatened	NMFS	LTAA	Designated	NLTAA
Steelhead Puget Sound DPS	Threatened	NMFS	LTAA	None designated in Lake Washington (proposed January 2013)	N/A
Bull trout Coastal-Puget Sound DPS	Threatened	USFWS	LTAA	Designated	NLTAA
Marbled murrelet	Threatened	USFWS	NLTAA	None designated in Action Area	N/A

Notes:

Source: Anchor QEA 2015. *Biological Assessment*. Prepared for City of Bellevue. April 2015.

DPS = Distinct Population Segment

ESU = Evolutionary Significant Unit

LTAA = likely to adversely affect
NLTA= not likely to adversely affect
NMFS = National Marine Fisheries Service
USFWS = U.S. Fish and Wildlife Service

As shown in Table 9, the BA prepared for the proposed Project identified the potential presence of one terrestrial species, marbled murrelet, in the vicinity of the Project area. The potential presence of marbled murrelet would be within the lake habitat; this bird species would not be expected to occur on land within the Project area. Fish species and associated critical habitats were the only other federally listed species identified with documented presence in or potential to occur in the Project area. The ESA analysis in the BA concluded that potential effects related to the proposed Project that could affect fish, wildlife, and associated habitats include temporary behavioral disturbance related to noise disturbance from pile driving and other construction activities, minor and short-term water quality degradation (turbidity), and/or habitat alterations from new over-water structures. However, the proposed activity is localized and temporary, and these impacts are minimized via Project timing and other avoidance and minimization measures, in accordance with permit conditions. The Project will also result in long-term habitat improvements in the aquatic habitat of Lake Washington and upland habitat near the shoreline.

Although the proposed Project will result in better-quality aquatic and upland habitat, the BA analysis determined that as a result of the Project elements of in-water pile driving activity, the proposed Project effect determination for the fish species Puget Sound Chinook salmon, Puget Sound steelhead, and bull trout is May Affect, Likely to Adversely Affect. The effect determination for marbled murrelet is May Affect, Not Likely to Adversely Affect. The effect determination for Puget Sound Chinook salmon and bull trout associated critical habitats is May Affect, Not Likely to Adversely Affect (Anchor QEA 2015a). The Project area is excluded from steelhead and marbled murrelet critical habitat designation (WDFW 2014a).

The BA also performed an analysis for Essential Fish Habitat (EFH) consultation with NMFS, in compliance with the Magnuson-Stevens Fishery Conservation and Management Act (Magnuson-Stevens Act). The BA analysis concluded that the overall effect of the proposed Project is expected to be a net benefit to EFH because it will improve riparian vegetation conditions and will improve habitat complexity and large woody debris cover. As a result,

the proposed Project will not adversely affect EFH for salmonid species. It is also concluded that this project will not adversely affect salmonid EFH. Groundfish and coastal pelagic EFH are not applicable in the freshwater environment of the Project area (Anchor 2015a).

4.2.5 *Impact Assessment for Habitat Associated with Species of Local Importance*

The primary potential construction impact on habitat for species of local importance (fish and wildlife habitat, wetlands, and upland vegetation communities) is removal and loss of habitat. In general, the severity of impact varies, depending on the type and quantity of affected vegetation. For example, losing plant communities that offer limited wildlife, or habitat such as fragmented ornamental vegetation in park and residential settings, results in less of an adverse effect than losing more complex vegetation associations, such as forested areas and wetlands. In the case of this Project, there may be some temporary impacts to habitat associated with species of local importance during construction, but the Project will provide improved habitat conditions following construction.

The majority of clearing and grading associated with the Project will include areas with existing impervious surfaces and managed grass and fragmented and isolated tree and shrub vegetation within an urban park and the former residential parcels. The majority of the vegetation communities in the Project area are landscaped and do not include understory vegetation that provides habitat for amphibian, bird, reptile, and mammal species. Wildlife species that would likely occupy habitat in these developed areas include birds and small mammals typically associated with urban parks and residential development.

Potential habitat within the Project area for species of local importance includes the forested habitat within the Ravine subarea and the aquatic habitat of Lake Washington. No streams are located within the Project area, and the small, emergent wetland systems in the Project area lack potential habitat for species of local importance. While some mature trees that are present on residential and commercial property provide potential perching habitat for species of local importance, they are less likely to be used for nesting or foraging activity than mature trees within a forested complex.

Of the 252 trees with a dbh greater than 4 inches that were surveyed during the tree survey, 96 are proposed for removal. Five Japanese maples are also proposed to be transplanted within the Project area. The total number of native and ornamental trees proposed for planting is 234, for a net gain of 138 trees. Proposed tree removal and planting are also summarized in Table 6.

The three wetlands in the Project area will be filled under the proposed Project. These three small emergent wetlands have a total area of 0.038 acre (1,160 sf). Mitigation for impacts to these wetland systems will include creation of wetland habitat within the Project area. The wetland mitigation will create one wetland system with emergent, scrub-shrub, and forested habitats. A complete description of wetland impacts and proposed mitigation are presented in Subsections 5.6 and 8.4.1, respectively.

Disturbances caused by construction may affect wildlife in adjacent habitats by disrupting feeding and nesting activities. Increased noise levels created by heavy machinery could cause birds to abandon their nests and may temporarily displace wildlife during construction. While noise associated with construction activities could result in avoidance behavior by some wildlife species, including species of local importance, wildlife would likely resume use of the site once construction is complete because human disturbance associated with the Park and residential development has been occurring in the Project area for several decades.

Operational impacts on wildlife and habitat communities and species of local importance associated with the Project would be minor and related principally to ambient noise levels associated with continued use of the Park in a populated urban area. Noise levels associated with operation Park after construction are expected to be consistent with current ambient noise levels.

Due to the overall lack of potential habitat for species of local importance within the Project area, the relatively low-impact areas of disturbance in critical areas, and the proposed mitigation activities for permanent and temporary impacts (Subsection 8.4), overall habitat losses to sensitive areas resulting from the Project are expected to be relatively small and are unlikely to result in a significant impact on native wildlife and species of local importance.

Proposed wetland and wetland buffer mitigation measures will also include incorporating habitat features such as woody debris and tree vegetation that can support species of local importance.

5 WETLANDS (LUC 20.25H.095)

Wetlands in the Project area were identified and delineated based on the criteria identified in the BCC LUC 20.25H.095 (City of Bellevue 2014a). On June 10, 2014, project ecologists performed a wetland delineation of the proposed Project area; they also performed a wetland rating and functional analysis of wetland habitat delineated within the Project area. Three wetlands were identified within the Project area, identified as Wetlands A, B, and C.

Wetland locations are shown on Figure 12. The wetland delineation methods and results are presented in the following sections. The Wetland Delineation Report (Anchor QEA 2015b) is also included in Appendix A. Information within the Wetland Delineation Report includes a summary of data collected at each sampling plot during the wetland delineation, wetland delineation field data forms, and the 2004 and 2014 Ecology Wetland Rating Forms.

5.1 Methods

5.1.1 Wetland Delineation

Project ecologists visited the site on June 10, 2014, to perform the wetland delineation. As specified by the BCC (City of Bellevue 2014a), the wetland delineations were conducted based on the methods defined in the *U.S. Army Corps of Engineers Wetland Delineation Manual* (Environmental Laboratory 1987), the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (Corps 2010). Wetland delineation guidelines identified in Ecology's *Washington State Wetland Identification and Delineation Manual* (Ecology 1997) is based on the information in the *U.S. Army Corps of Engineers Wetland Delineation Manual*.

The Corps and Ecology method for delineating wetlands is based on the presence of three parameters: hydrophytic vegetation, hydric soils, and wetland hydrology. Project ecologists examined soils for hydric indicators and layers, visually and texturally estimated its organic content, and determined its color using a Munsell soil color chart (Munsell 1994). Project ecologists assessed hydrology by observing levels of inundation or saturation. They also identified and characterized vegetation communities, estimated the percent cover for each plant species, and determined dominant species. Trees within a 30-foot radius, shrubs within a 15-foot radius, and emergents within a 3-foot radius were identified and recorded. A plant indicator status, designated by USFWS (Reed 1988 and 1993), was assigned to each species,

and a determination was made as to whether the vegetation in the plot was hydrophytic. To meet the hydrophytic parameter, more than 50 percent of the dominant species (20 percent or greater cover) must have an indicator of obligate wetland (OBL), facultative wetland (FACW or FACW+), or facultative (FAC or FAC+).

Vegetation, soils, and hydrology information were collected at sample plots and recorded on field data sheets. Wetland determination data forms from the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (Corps 2010) were recorded for each wetland. Wetland delineation data forms are presented in the Wetland Delineation Report.

An agency site visit on March 31, 2015, to review the findings of the wetland delineation resulted in confirmation from Ecology on the size and classification of wetlands within the Project site.

5.1.2 Wetland Classifications

Wetland community types were identified according to the USFWS classification developed by Cowardin et al. (1979) for use in the NWI. This system bases the classification of wetlands on their physical characteristics, such as the general type of vegetation in the wetland (e.g., trees, shrubs, grass) and where and how much water is present in the wetland. All wetlands in the Project area are palustrine systems. Palustrine wetlands are inland, non-tidal wetlands characterized by the presence of trees, shrubs, and emergent vegetation (vegetation that is rooted below water but grows above the surface). Palustrine wetlands range from permanently saturated or flooded land (as in marshes, swamps, and lake shores) to land that is wet only seasonally. Two of the three wetlands are associated with the lake shoreline. One wetland community type was identified during the wetland investigation:

- **Palustrine emergent (PEM)** – These wetlands have erect, rooted, herbaceous vegetation present for most of the growing season in most years.

5.1.3 Wetland Rating and Functions Assessment

At the State level, wetland ratings and functions were determined using the most current version of Ecology guidance in *Washington State Wetlands Rating System for Western Washington: Revised* (Hruby 2004) and *Washington State Wetland Rating Form – Western*

Washington, Version 2 (Ecology 2008). Using Ecology's 2004 rating system, points are awarded to three functional value categories: water quality, hydrologic functions, and wildlife habitat.

Per Ecology's 2004 rating system, wetlands are categorized according to the following criteria and on points given:

- **Category I wetlands (70 to 100 points)** represent a unique or rare wetland type, or are more sensitive to disturbance, or are relatively undisturbed and contain ecological attributes that are impossible to replace within a human lifetime.
- **Category II wetlands (51 to 69 points)** are difficult, though not impossible, to replace, and provide high levels of some functions.
- **Category III (30 to 50 points)** wetlands have moderate levels of functions. They have been disturbed in some ways, and are often less diverse or more isolated from other natural resources in the landscape than Category II wetlands.
- **Category IV wetlands (0 to 29 points)** have the lowest levels of functions and are often heavily disturbed.

The BCC classifies wetlands into four categories (Categories I, II, III, and IV), based on the adopted 2004 Washington State Wetland Rating System for Western Washington, Washington State Department of Ecology (LUC 20.25H.095).

In 2014, Ecology updated their Washington State Wetland Rating System; the effective date for the 2014 wetland rating system was January 1, 2015. Although the BCC specifies classifying wetlands using the 2004 wetland rating system, wetlands in the Project area were also rated using the updated 2014 wetland rating system because Ecology authorization for State permits requires the updated 2014 wetland rating system (Ecology 2015). *Washington State Wetland Rating Forms* for both the 2004 (Ecology 2008) and 2014 (Hruby 2014) were recorded for each wetland. Wetland rating forms are presented in the Wetland Delineation Report, included in Appendix A.

5.1.4 State Hydrogeomorphic Classification System

Scientists have come to understand that wetlands can perform functions in different ways. The way a wetland functions depends to a large degree on hydrologic and geomorphic

conditions. To recognize these differences among wetlands, a way to group or classify them has been developed. This classification system, called hydrogeomorphic (HGM) classification, groups wetlands into categories based on the geomorphic and hydrologic characteristics that control many functions. The *Washington State Wetland Rating Form – Western Washington, Version 2* (Ecology 2008a) and the updated 2014 wetland rating system (Hruby 2014) incorporate the HGM classification system as part of the questionnaire for characterizing a wetland's functions. The rating system uses only the highest grouping in the classification (i.e., wetland class). Wetland classes are based on geomorphic settings, such as Riverine, Slope, Lake-fringe, or Depressional. A classification key is provided within the rating form to help identify which of the following HGM Classifications apply to the wetland: Riverine, Depressional, Slope, Lake-fringe, Tidal Fringe, or Flats.

5.2 Wetland Delineation Results

This section describes the results of the wetland delineation. Vegetation communities within the Project area are described in Section 4 and are not repeated in this section. A complete list of all plant species observed in the Project area is also provided in Table 7. A summary of data collected at each sampling plot during the wetland delineation is included in the Wetland Delineation Report. A soil map of the Project area and the USFWS NWI map of the Project area are provided as Figures 10 and 11, respectively.

5.2.1 Wetland A

Wetland A is an approximately 0.026-acre (1,130-square-foot [sf]) horseshoe-shaped wetland with a PEM vegetation class and a Slope HGM class (Figure 11). Wetland A is located within one of the former residential parcels, about 50 feet from the lake shoreline. The entire boundary of Wetland A was delineated within the Project area. Wetland vegetation is dominated by mowed grass and creeping buttercup (*Ranunculus repens*), with watercress (*Rorripa nasturtium*) and slough sedge (*Carex obnupta*) also occurring.

Dominant buffer vegetation in Wetland A includes mowed grass with common dandelion and white clover. The wetland extends a few feet into a patch of the nonnative invasive species Himalayan blackberry on the north, upslope end of the wetland. Himalayan blackberry extends into Wetland A but is generally rooted outside the wetland boundary.

Soils typically consisted of very dark gray silt loam to loamy sand with no redox features in the upper 7 to 8 inches and very dark gray sandy loam with gravel and cobbles below about 8 inches. Soils in the upland plot were dark brown sandy loam with gravel with no redox features within 18 inches of the surface.

In the Wetland A sample plots, soil saturation was at the surface, with the water table typically ranging from at the surface to about 9 inches from the surface. In the upland plot, saturation was absent below 18 inches from the surface.

Data were collected at three sample plots: SP1Up, SP2Wet, and SP3Wet (Appendix A). The two wetland plots (SP2Wet and SP3Wet) contained indicators of hydrophytic vegetation, wetland hydrology, and hydric soils. The upland plot (SP1Up) had indicators of hydrophytic vegetation and lacked indicators of wetland hydrology and hydric soils. Twelve flags were used to identify the boundary of Wetland A.

5.2.2 Wetland B

Wetland B is an approximately 0.002-acre (85-sf) wetland with a PEM vegetation class and a Lake-fringe HGM class (Figure 11). Wetland B is located along the Lake Washington shoreline within and inland of a riprap bulkhead. It appears that soil has accumulated on top of and within the crevices of the riprap above the OHWM, allowing vegetation to establish. The entire boundary of Wetland B was delineated within the Project area. Wetland vegetation is dominated by mowed grass, soft rush (*Juncus effusus*), reed canarygrass (*Phalaris arundinacea*), and field horsetail (*Equisitum arvense*), with English ivy (*Hedera helix*) and orchard morning glory (*Convolvulus arvensis*) extending into the wetland area.

Dominant buffer vegetation in Wetland B includes mowed grass, field horsetail, birds-foot trefoil (*Lotus corniculatus*), English ivy, and white clover.

Soils typically consisted of very dark gray silt loam in about the upper 5 inches, with very dark gray sandy loam with gravel below about 5 inches of the surface and no redox features. Soils in the upland plot were dark brown sandy loam, with no redox features within about

the upper 6 inches of the surface and brown sandy loam with gravel and cobbles and slight brown redox features below about 6 inches of the surface.

In the Wetland B sample plots, soil saturation was at the surface with the water table typically ranging from at the surface to about 6 to 4 inches from the surface. The wetlands location on the riprap indicates the lake water contributes hydrology for the wetland. In the upland plot, saturation was absent below 18 inches from the surface.

Data were collected at two sample plots: SP4Up and SP5Wet (Appendix A). The wetland plot (SP5Wet) contained indicators of hydrophytic vegetation, wetland hydrology, and hydric soils. The upland plot (SP4Up) contained indicators of hydrophytic vegetation and lacked indicators of wetland hydrology and hydric soils. Four flags were used to identify the boundary of Wetland B.

5.2.3 Wetland C

Wetland C is an approximately 0.01-acre (450-sf) wetland with a PEM vegetation class and a Lake-fringe HGM class (Figure 11). In this area of the Park there is a riprap bulkhead that runs in front of a vertical wall concrete bulkhead. Wetland C encompasses a narrow band of vegetation growing between the two bulkheads. Similar to Wetland B, it appears that soil has accumulated on top of and within the crevices of the riprap, allowing vegetation to establish. Only about 6 inches of soil was penetrated before hitting the riprap material. The entire boundary of Wetland C was delineated within the Project area. Wetland vegetation is dominated by soft rush, creeping buttercup, common velvet-grass, and the nonnative species reed canarygrass and yellow-flag iris (*Iris pseudacorus*), with orchard morning glory extending into the wetland area.

Dominant buffer vegetation in Wetland C includes mowed grass and the shrub landscape vegetation *Berberis* (*Berberis* sp.).

Soils were only penetrable to about 6 inches before hitting riprap material. Soils typically consisted of very dark gray sandy loam with gravel, with no redox features. Soils in the upland plot were brown imported topsoil material associated with landscaped areas of the Park.

In the Wetland C sample plots, soil saturation was at the surface, with the water table assumed at about 11 inches, based on the lake water level elevation. The wetlands location on the riprap indicates the lake water contributes hydrology for the wetland. In the upland plot, saturation was absent below 18 inches from the surface.

Data were collected at two sample plots: SP6Up and SP7Wet (Appendix A). The wetland plot (SP7Wet) contained indicators of hydrophytic vegetation, wetland hydrology, and hydric soils. The upland plot (SP6Up) lacked indicators of hydrophytic vegetation, wetland hydrology and hydric soils. Nine flags were used to identify the boundary of Wetland C.

5.3 Wetland Classification and Ratings

As described in Subsection 5.1.3, the BCC specifies classifying wetlands using the 2004 wetland rating system (Bellevue 2014a); however, Ecology has recently updated their wetland rating system. Information for both the 2004 and 2014 Ecology rating methods is provided in this CAR to meet Ecology permitting requirements (Ecology 2015). Under both Ecology's 2004 (Hruby 2004) and the updated 2014 (Hruby 2014) wetland rating systems, Wetland A is rated a Category IV wetland. Wetlands B and C have different ratings per Ecology's 2004 and 2014 wetland ratings systems. Wetlands B and C are both rated as Category IV wetlands under the 2004 wetland rating system and Category III wetlands under the 2014 wetland rating system. Table 10 lists the 2004 Ecology, 2014 Ecology, and local (City of Bellevue) wetland rating and classification.

Table 10
Summary of Wetland Classes and Ratings Using Ecology 2004
and 2014 Wetlands Rating Systems

Wetland	Area (acres)	Hydrogeomorphic Classification	2004¹ State Rating (Ecology)	2014² State Rating (Ecology)	Local Rating (City of Bellevue)³
Wetland A	0.026	Slope	IV	IV	IV
Wetland B	0.002	Slope and Lake-fringe	IV	III	IV
Wetland C	0.01	Slope and Lake-fringe	IV	III	IV

Notes:

1. Hraby, T., 2004. *Washington State Wetlands Rating System – Western Washington: Revised*. Publication #04-06-25. Olympia, Washington.
Ecology, 2008. *Washington State Wetland Rating Form – Western Washington, Version 2*. Olympia, Washington.
2. Hraby, T., 2014. *Washington State Wetlands Rating System for Western Washington: 2014 Update*. Publication No. 14-06-029. Olympia, WA: Washington State Department of Ecology.
3. City of Bellevue 2014. *Bellevue City Code*. Cited: June 1, 2014. Available from: <http://www.codepublishing.com/wa/bellevue/>

For both the 2004 (Hraby 2004) and the updated 2014 (Hraby 2014) Ecology wetland rating systems, the functions of the wetland rating categories are rated as Low, Moderate, or High. There is variation between the 2004 and 2014 rating systems. For the 2004 rating system, four functions for rating are identified: water quality, hydrologic, wildlife habitat potential, and wildlife habitat opportunity. The Low, Moderate, or High rating for these four functions is based on the rating score of each function. For the updated 2014 rating system, there are three functions: improving water quality, hydrologic, and habitat. Then, within each of these three functions there are three sub-function categories: site potential, landscape potential, and value. Each of these sub-function categories is rated as Low, Moderate, or High. Wetland function 2004 rating categories are summarized in Table 11. Wetland functional values and scores for Wetlands A, B, and C under the 2004 Ecology rating system are shown in Table 12. Wetland functional values and scores for Wetlands A, B, and C under the 2014 Ecology rating system are shown in Table 13.

Table 11
Summary of 2004 Wetland Function Rating Score Categories

Qualitative Rating of Function	Improving Water Quality Potential (Point Range)	Improving Water Quality Potential (Point Range)	Habitat Functions Potential (Point Range)	Habitat Functions Opportunity (Point Range)
High	12 to 16	12 to 16	15 to 18	15 to 18
Moderate	6 to 11	6 to 11	7 to 14	6 to 13
Low	0 to 5	0 to 5	0 to 6	0 to 5

Source: Ecology, 2008. Washington State Wetland Rating Form – Western Washington, Version 2. Olympia, Washington.

Table 12
Summary of Functions and Values 2004 Wetland Rating Scores

Wetland	Water Quality Functions Potential Score	Water Quality Opportunity (Yes/No)	Hydrologic Functions Potential Score	Hydrologic Functions Opportunity (Yes/No)	Habitat Functions Potential Score	Habitat Functions Opportunity Score	Total Functions Score¹
Total Maximum Score	16	No = 1 Yes = 2	16	No = 1 Yes = 2	18	18	100
Wetland A	1	2	2	1	3	7	14
Wetland B	4	2	0	1	4	8	20
Wetland C	4	2	0	2	4	8	20

Note:

1. Calculated as (Water Quality Functions Potential Score times Water Quality Opportunity Score) plus (Hydrologic Functions Potential Score times Hydrologic Functions Opportunity Score) plus (Habitat Functions Potential Score) plus (Habitat Functions Opportunity Score)

Table 13
Summary of Functions and Values 2014 Wetland Rating Scores

Wetland and Function	Improving Water Quality	Hydrologic	Habitat	Total Functions Score ¹
Wetland A				
Site Potential	Low	Low	Low	
Landscape Potential	Low	Low	Moderate	
Value	High	Low	Moderate	
Score Based on Rating ¹	5	3	5	13
Wetland B				
Site Potential	Moderate	Low	Low	
Landscape Potential	Moderate	Moderate	Moderate	
Value	High	High	Moderate	
Score Based on Rating ¹	7	6	5	18
Wetland C				
Site Potential	Moderate	Low	Low	
Landscape Potential	Moderate	Moderate	Moderate	
Value	High	High	Moderate	
Score Based on Rating ¹	7	6	5	18

Note:

1. Potential total score per function is 9, for a potential total score of 27.

5.4 Wetland Functional Assessment

5.4.1 Water Quality Functions

All three of the wetlands in the Project area provide opportunities to improve water quality, primarily because their location in an urban environment allows for the possibility of water quality improvement. Wetland A provides opportunities to improve water quality due to its proximity to developed residential areas. Wetlands B and C provide opportunities to improve water quality due to their proximity to developed residential areas and to a park with maintained grassy areas. In addition, because Wetlands B and C are also along Lake Washington, which hosts power boats with gasoline and diesel engines, the wetlands provide an opportunity to improve water quality.

Wetlands A, B, and C have low function scores for the potential to improve water quality functions due to their small size, limit of emergent vegetation, and mowed grass habitat.

Wetland characteristics that provide the potential to improve water quality include the relative area of depressions within the wetland that influences its ability to trap sediments during a flooding event. The characteristic of vegetation within the wetlands to restrict flow and trap sediments and pollutants also contributes to a low function score. All three wetlands do not score well on these characteristics.

5.4.2 Hydrologic Functions

Wetlands A and B provide little opportunity to reduce flooding and erosion because they do not outlet to an area prone to flooding. Wetland C scored slightly higher, as it is adjacent to an existing park where there are human activities that could be damaged by flooding.

Wetlands A, B, and C have low function scores for the potential to reduce flooding and erosion. Wetland A includes mowed grass vegetation, which does not reduce surface flow velocity. Wetlands B and C both score poorly due to their limited vegetation area (and width).

5.4.3 Habitat Functions

Potential to provide habitat is a measure of whether a wetland has the necessary structure to provide habitat to species. Wetlands A, B, and C have low function scores for the potential to provide habitat due to the absence of diverse vegetative structure (one Cowardin [1979] vegetation class), few water regimes or hydroperiods, limited plant richness (between 5 and 19 native species observed), limited habitat diversity, and few special-habitat features.

Opportunity to provide habitat is a measure of whether the wetland is in a position in the landscape to provide habitat. Wetlands A, B, and C have moderate scores for habitat opportunity due to the characteristics of the wetland buffers (developed versus undisturbed conditions), the quality of habitat conditions near or adjacent to the wetlands, and proximity to other wetlands. While all three wetlands are within developed areas, they are also immediately adjacent or very close to the Lake Washington shoreline, which provides a relatively undisturbed open-water buffer.

Habitat functions of wetlands are further defined by their Cowardin Classification. Wetlands A, B, and C are predominately PEM systems and are very small wetlands.

Wetlands with mixed classifications are generally of higher value than wetlands with a single classification. Forested wetlands are generally considered to be of higher value than emergent or scrub-shrub wetlands because of the functional values they provide. The structure and size of wetlands A, B, and C reduce their overall functional value.

5.5 City of Bellevue Wetland Buffer Guidance

As described in Subsection 5.1.3, the BCC specifies classifying wetlands using the 2004 wetland rating system (Bellevue 2014a); however, Ecology has recently updated their wetland rating system. Information for both the 2004 and 2014 Ecology rating methods is provided in this CAR to meet Ecology permitting requirements (Ecology 2015). Appropriate minimum wetland buffers have been identified according to the current BCC (Bellevue 2014a). The BCC identifies minimum protective buffer widths based on the wetland category and the Ecology water quality and habitat rating score, per the 2004 Ecology rating system. The City does not assign buffer width for Category IV wetlands that are less than 0.06 acre (2,500 sf). Accordingly, under the 2004 Ecology rating system, Wetlands A, B, and C do not require buffers because they are less than 0.06 acre in size. Although the BCC specifies wetland ratings under the 2004 Ecology rating system, buffer widths for Category III wetlands, per the 2014 Ecology rating system have also been identified. The City will determine the final wetland ratings and minimum buffers. Table 14 summarizes City ratings and buffer widths based on the 2004 Ecology rating system. Table 15 summarizes City ratings and buffer widths based on the 2014 Ecology rating system.

Table 14
City of Bellevue City Code Wetland Rating and Standard
Buffer Width, Based on the 2004 Ecology Rating System

Study Area Wetlands	2004 State Rating (Ecology)	Local Rating (City of Bellevue)	Ecology Habitat Rating Score	City of Bellevue City Code Buffer Width (feet)
Wetland A	IV	IV	10	n/a ¹
Wetland B	IV	IV	12	n/a ¹
Wetland C	IV	IV	12	n/a ¹

Notes:

Source: City of Bellevue, 2014. Bellevue City Code. Cited: June 1, 2014. Available from: <http://www.codepublishing.com/wa/bellevue/>

1. Category IV Wetlands smaller than 2,500 sf (0.06 acre) have no buffer requirement.

Table 15
City of Bellevue City Code Wetland Rating and Standard
Buffer Width, Based on the 2014 Ecology Rating System

Study Area Wetlands	2014 State Rating (Ecology)	Local Rating (City of Bellevue)	Ecology Habitat Rating Score	City of Bellevue City Code Buffer Width (feet)
Wetland A	IV	IV	n/a ¹	n/a ²
Wetland B	III	III	n/a ¹	60
Wetland C	III	III	n/a ¹	60

Notes:

Source: City of Bellevue 2014. Bellevue City Code. Cited: June 1, 2014. Available from: <http://www.codepublishing.com/wa/bellevue/>

1. Habitat rating score under the 2014 rating system cannot be applied to the 2004 rating system.
2. Category IV Wetlands smaller than 2,500 sf (0.06 acre) have no buffer requirement.

5.6 Wetland Impact Assessment

Under the Proposed Project, the three small emergent wetlands located in the Project area will be filled to construct the Project, a total wetland area of 0.038 acre (1,160 sf). As described in Subsection 5.3, under the 2004 Ecology wetland rating system there are no protective buffers for the Category IV wetlands less than 2,500 square feet. Information for both the 2004 and 2014 Ecology rating methods is provided in this CAR to meet Ecology permitting requirements (Ecology 2015). Using the 2014 Ecology wetland rating system, Wetlands B and C are Category III wetlands requiring 60-foot buffers. If these wetlands are identified as Category III wetland, approximately 0.63 acre (27,440 sf) of wetland buffer will be permanently filled or graded to construct the Project. There are no temporary wetland or wetland buffer impacts associated with the Project.

As described in Subsection 5.4, these three small wetland systems have contributing characteristics with primarily Low to Moderate values related to wetland functions, including lack of ponding features and the types of vegetation to reduce surface flows; the overall lack of quality habitat conditions near or adjacent to the wetlands; and the general lack of vegetative structure, plant richness, habitat diversity, and special habitat features. A summary of wetlands with permanent impacts under the Project is provided in Table 16. A summary of the classifications of wetlands with permanent impacts is provided in Table 17. A summary of wetlands with permanent buffer impacts under the Project is provided in Table 18.

Table 16
Summary of Permanent Wetland Impacts

Wetland	2004¹ State (Ecology) and Local (City of Bellevue)³ Ratings	2014² State Rating (Ecology)	Wetland Area (acres)	Permanent Impact Area (acres)
Wetland A	IV	IV	0.026	0.026
Wetland B	IV	III	0.002	0.002
Wetland C	IV	III	0.01	0.01
Total			0.038	0.038

Notes:

1. Hraby, T., 2004. *Washington State Wetlands Rating System – Western Washington: Revised*. Publication #04-06-25. Olympia, Washington.
Ecology, 2008. *Washington State Wetland Rating Form – Western Washington, Version 2*. Olympia, Washington.
2. Hraby, T., 2014. *Washington State Wetlands Rating System for Western Washington: 2014 Update*. Publication No. 14-06-029. Olympia, WA: Washington State Department of Ecology.
3. Bellevue (City of Bellevue), 2014a. *Bellevue City Code*. Cited: June 1, 2014. Available from: <http://www.codepublishing.com/wa/bellevue/>

Table 17
Summary of Permanent Wetland Impacts by Classification

Classification Type	Class	Permanent Impact Area (acres)
Cowardin (USFWS)	PEM	0.038
Total		0.038
Ecology 2004 Rating ¹	IV	0.038
Total		0.038
Ecology 2014 Rating ²	III	0.012
	IV	0.026
Total		0.038
Hydrogeomorphic Class		
	Slope	0.026
	Slope and Lake-fringe	0.012
Total		0.038

Notes:

1. Hraby, T., 2004. *Washington State Wetlands Rating System – Western Washington: Revised*. Publication #04-06-25. Olympia, Washington.
Ecology, 2008. *Washington State Wetland Rating Form – Western Washington, Version 2*. Olympia, Washington.
2. Hraby, T., 2014. *Washington State Wetlands Rating System for Western Washington: 2014 Update*. Publication No. 14-06-029. Olympia, WA: Washington State Department of Ecology.
3. Bellevue (City of Bellevue), 2014a. *Bellevue City Code*. Cited: June 1, 2014. Available from: <http://www.codepublishing.com/wa/bellevue/>

Table 18
Summary of Permanent Wetland Buffer Impacts

Wetland	Wetland Buffer Area (acres)	Permanent Impact Area (acres)
Ecology 2004 Rating ¹		
Wetland A	0.00	0.00
Wetland B	0.00	0.00
Wetland C	0.00	0.00
Total	0.00	0.00
Ecology 2014 Rating ²		
Wetland A	0.00	0.00
Wetland B	0.22	0.22
Wetland C	0.41	0.41
Total	0.63	0.63

Notes:

1. Hruby, T., 2004. *Washington State Wetlands Rating System – Western Washington: Revised*. Publication #04-06-25. Olympia, Washington.
Ecology, 2008. *Washington State Wetland Rating Form – Western Washington, Version 2*. Olympia, Washington.
2. Hruby, T., 2014. *Washington State Wetlands Rating System for Western Washington: 2014 Update*. Publication No. 14-06-029. Olympia, WA: Washington State Department of Ecology.
3. Bellevue (City of Bellevue), 2014a. *Bellevue City Code*. Cited: June 1, 2014. Available from: <http://www.codepublishing.com/wa/bellevue/>

6 SHORELINES (LUC 20.25E.017)

Shorelines were assessed based on the criteria identified in LUC 20.25E.017 (City of Bellevue 2014a). Project ecologists performed a site visit to characterize existing habitat conditions of the Lake Washington shoreline and delineate the Lake OHWM within the Project area.

No streams are located within the Project area per LUC 20.25H.075 (City of Bellevue 2014a). As described in Section 2, an existing underground stormwater pipe located in the Ravine subarea that flows into Lake Washington will be daylighted under the proposed Project. The daylighted drainage will be created with habitat conditions that resemble natural stream conditions; however, the drainage is not being created to support fish use. The Ravine subarea's steep slope and water flow levels, which are low during normal conditions and high during rain events, cannot support fish use and would lead to stranding. To prevent fish from accessing the drainage, the Project design includes a rock weir waterfall barrier near the mouth of the drainage at the lake.

6.1 Methods

The designation of shoreline critical areas for the portion of Lake Washington that is in the Project area was identified based on criteria defined in LUC 20.25E.017 and LUC 20.25H.115 and City natural resource maps (City of Bellevue 2014).

To document the OHWM of the lake shoreline within the Project area, project ecologists reviewed existing information (described in Subsection 1.1), performed an aerial photograph analysis, and conducted a site visit in June 2014. The OHWM delineation was completed by walking the lake shoreline and identifying the OHWM using a portable GPS, consistent with Chapter 90.58 of the Revised Code of Washington (RCW) and Chapter 173-22 of the Washington Administrative Code (WAC). The WAC defines the OHWM as follows:

"Ordinary high water line" means the mark on the shores of all waters that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual and so long continued in ordinary years, as to mark upon the soil or vegetation a character distinct from that of the abutting upland: Provided, that in any area where the ordinary high water line cannot be

found the ordinary high water line adjoining saltwater shall be the line of mean higher high water and the ordinary high water line adjoining freshwater shall be the elevation of the mean annual flood.”

The City defines the OHWM in Chapter 20.50.010 of the BCC (City of Bellevue 2009) as follows:

“Ordinary High Water Mark. *On all lakes, streams, and tidal water, that mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by the City or the Department of Ecology; provided, that in any area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining fresh water shall be the line of mean high water. (Ord. 4055, 3914, 9-25-89, § 27).”*

Lake Washington water elevation levels are controlled by the Corps at the Hiram M. Chittenden Locks in Ballard. Typical water surface elevations are about 2 feet higher at the maximum in late spring or early summer than at their minimum in late fall or early winter. For design and permitting purposes, OHWM is 18.67 NAVD88 and OLWM is 16.67 NAVD88.

6.2 Shorelines Results

LUC 20.25E.017.D identifies water bodies within the City that are designated as shoreline critical areas (City of Bellevue 2014a). The Lake Washington shoreline is designated as a shoreline critical area. The Lake Washington shoreline critical area includes lake waters, underlying lands, plus associated floodways, floodplains, marshes, bogs, swamps and river deltas (City of Bellevue 2014a).

A total of 770 feet of the lake shoreline OHWM was delineated within the Project area. The lake shoreline includes the existing Park and the area with former residential parcels (Figure 2). Existing shoreline conditions within the Project area includes riprap bulkhead

material along the majority of the shoreline and a vertical concrete wall and stairs in the swimming area of the Park. Wetlands B and C are also located along the lake shoreline, as described in Section 5 and shown on Figure 12. Wetlands B and C are located amongst the riprap that will be removed as part of the Project. Habitat conditions inland of the lake shoreline are dominated by mowed grass associated with the Park and the former residential parcels with emergent native and nonnative plants associated with the wetlands and nonnative and ornamental shrubs. No trees are located along the shoreline within the Park area; two willow trees are located along the shoreline within the former residential parcels. Overall, lake shoreline within the Project area includes poor riparian vegetation conditions and lack of complex shoreline habitat.

Lake Washington provides habitat for a variety of aquatic species. Bull trout, Chinook salmon, sockeye salmon, Puget Sound steelhead, and coho salmon occurrence and migration are documented in Lake Washington by WDFW (WDFW 2014a and 2014c).

Martz et al.'s (1996) study in Lake Washington found a number of non-salmonid species use the littoral zone, including longfin smelt (*Spirinchus thaleichthys*), juvenile yellow perch (*Perca flavescens*), juvenile northern pikeminnow (*Ptychocheilus oregonensis*), threespine stickleback (*Gasterosteus aculeatus*), peamouth chub (*Mylocheilus caurinus*), sculpins (*Cottus* sp.), juvenile whitefish (*Prosopium williamsoni*), juvenile bass (*Micropterus* sp.), and crappie (*Pomoxis* sp.). The most numerous of these species are sculpins, threespine stickleback, and peamouth chub. Most of these species are typically found in deeper areas with extensive macrophytes, and around dock piles at the shoreline. Longfin smelt and threespine stickleback are the most numerous pelagic species in Lake Washington, and they tend to move inshore for spawning activities.

6.3 City of Bellevue Lake Washington Buffer Guidance

The BCC identifies minimum protective buffer widths of shoreline critical areas. Based on the City criteria, a buffer of 25 feet applies to all developed shoreline critical areas. The City will determine the final minimum buffers. City shoreline critical areas designations and buffer widths as they relate to the Project area's shoreline are included in Table 19.

Table 19**City of Bellevue City Code Shoreline Critical Areas Designation and Standard Buffer Widths**

Shoreline	City of Bellevue Designated Shoreline Critical Area	City of Bellevue City Code Buffer Width Undeveloped Site (feet)
Lake Washington	Yes	25

Source: City of Bellevue, 2014. Bellevue City Code. Cited: June 1, 2014. Available from:
<http://www.codepublishing.com/wa/bellevue/>

6.4 Shoreline Impact Assessment

Under the proposed Project, the lake shoreline will be improved by removing existing concrete and riprap bulkhead and remove fill material along the shoreline. The shoreline will be restored and expanded through excavation, slope regrading, placement of habitat gravel and other fine substrates, planting with native riparian and emergent marsh vegetation, and woody debris placement. The Project provides daylighting of the existing storm drainage, which will include the creation of new emergent wetlands along the shoreline and new areas for fish refuge and feeding. The Project also includes placement of habitat gravel in in-water areas, and sand above OHWM.

The Project will remove existing over-water coverage along the shoreline, including the existing Meydenbauer Beach Park public pier and the residential covered boat-moorage pier. New over-water elements include a pier and seasonal swim float, and will result in a net increase of over-water coverage. Details of the shoreline construction features and over-water coverage removal and new over-water features are presented in Section 2.

7 GEOLOGIC HAZARD AREAS (LUC 20.25H.025)

The City of Bellevue LUC 20.25H.025 designates three types of geologic hazard areas: landslide hazards, steep slopes, and coal mine hazards.

7.1.1 Methods

Geologic Hazard Areas were evaluated for the Project area based on mapped conditions, including a topographic map of the Project area (Figure 9) and City environmental maps (Bellevue 2014b).

Steep slopes are defined as a slope of 40 percent or more, with a rise of at least 10 feet, and that is more than 1,000 sf (LUC 20.25H.120.A.2). The steep slopes have a critical area buffer width of 50 feet at the top of the slope and a structure setback of 75 feet at the toe of the slope (LUC 20.25H.035).

Landslide Hazards have slopes of 15 percent or more, with 10 feet or more of rise, and display any of the following characteristics (LUC 20.25H.120.A.1):

- Areas of historic failures, including those areas designated as quaternary slumps, earthflows, mudflows, or landslides
- Areas that have shown movement during the Holocene Epoch (past 13,500 years) or that are underlain by landslide deposits
- Slopes that are parallel or subparallel to planes of weakness in subsurface materials
- Slopes exhibiting geomorphological features indicative of past failures, such as hummocky ground and back-rotated benches on slopes
- Areas with seeps indicating a shallow groundwater table on or adjacent to the slope face
- Areas of potential instability because of rapid stream incision, stream bank erosion, and undercutting by wave action

7.1.2 Geologic Hazard Areas Results

There are no landslide hazards or coal mine hazards in the vicinity of the Project area. A 2014 site survey maps 1-foot contours for the site (Perteet 2014). There are areas within the site greater than 1,000 sf that have slopes exceeding 40 percent with a rise of at least

10 vertical feet; these areas include the western and eastern side slopes of the Ravine subarea. The eastern steep side-slope of the Ravine subarea extends east through the central portion of the site. There are existing rockeries and other walls within these areas associated with the previous residential houses. The topographic survey is shown on Figure 9.

7.2 Geologic Hazards Impact Assessment

The proposed Project seeks to minimize disturbance to geologic critical areas and conform to the site's natural topography to the extent possible. The proposed project, however, does propose alterations within the geologic hazard area, including excavation and fill earthwork activities, the construction of ADA-compliant, concrete, pedestrian pathways, viewpoint structures, the construction of gravel pedestrian footpaths, and concrete and stone walls with foundations. Proposed alterations will be designed to conform to the natural topography to the extent possible. Proposed walls will conform to existing topography to minimize grading and wall height. The Project's geotechnical engineering design report provides specific geotechnical engineering design recommendations for all proposed design elements, including those proposed within the site's geologic hazard area (Anchor QEA 2015).

8 AVOIDANCE, MINIMIZATION, AND MITIGATION MEASURES

In accordance with LUC 20.25H.165.A, this section provides a discussion of avoidance, minimization, and mitigation measures and ongoing management practices proposed to preserve existing critical habitats and restore any habitat that was degraded prior to the currently proposed Project.

8.1 Avoidance Measures

Habitat restoration is an integral part of the Project, and restoration elements are designed to balance potential impacts to natural resources resulting from the construction of Park improvements. Impacts to critical areas have been avoided wherever possible; however, the proposed Park expansion will result in impacts to critical areas. Project elements that may potentially impact shoreline and aquatic habitats include the addition of over-water cover for shoreline access purposes, vibratory pile driving associated with the pier and seasonal float, the placement of fill below the OHWM of Lake Washington, and wetland impacts.

The proposed pier was reduced by over 40 feet in length from the conceptual design in the Meydenbauer Bay Park Land Use Plan. This reduction in size was completed to minimize the amount of habitat impact, while still meeting the purpose for the pier: to serve a variety of public access and recreational uses.

The proposed pier has also been designed to acknowledge that the nearshore area (up to a water depth of 12 feet) is the area most used by and beneficial to migrating juvenile salmonids and spawning sockeye salmon. In an effort to avoid/minimize potential impacts, the design of the structure in the nearshore area was modified from a floating structure to an elevated walkway that will be up to 9 feet above the water surface. By elevating the walkway, the amount of light transmission to the nearshore aquatic habitat is anticipated to exceed that of a floating pier with 50 percent grating, which is the prescribed grating requirement for piers in Lake Washington by WDFW.

A 400-foot-long log boom at the western extent of the Project was initially proposed to provide protection to swimmers and kayakers. However, this Project element was removed and replaced with a floating rope, in response to agency and tribal feedback.

The following Project elements are proposed to address/offset potential Project impacts:

- Remove over 350 lf of existing shoreline armoring by removing the concrete steps and riprap rock bulkheads and placing habitat gravel substrate in these areas.
- Remove an existing shoreline outfall in the Ravine subarea and daylight the stream to create an open channel. The shoreline nearshore area will be expanded at the mouth of the channel, where treated freshwater will enter the lake. This feature will provide refugia and feeding opportunities for migrating salmon. The channel will also include a rock weir waterfall to serve as a barrier to fish entering the channel and to prevent stranding.
- Provide substantial improvements to the existing stormwater management system that will improve water quality prior to entering Lake Washington. These improvements include:
 - A new treatment area at the headwaters of the daylighted channel, small ponded wetland areas within the daylighted channel, and a bioretention area and vegetated swale in the Hillside subarea.
 - A low-impact development (LID) stormwater treatment system that features a bioretention area and cascading rock-lined swale for treatment of view terrace parking lot runoff.
- Install up to 65,700 sf of new native plantings within the Project site.
- Restore existing upland vegetation by removing invasive species and replanting with native plants.

With the actions described above, the Project will largely improve aquatic and shoreline habitat compared to existing conditions.

8.2 Minimization Measures

Best management practices (BMPs) will be employed during construction, to avoid or minimize impacts to the environment. The following BMPs will be implemented during construction of the Project.

8.2.1 General

- All work will be performed according to the requirements and conditions of the Project permits.
- Except for mobilization activities, in-water work will occur during the approved regulatory work window, or an approved extension of the work window.
- Turbidity and other water quality parameters will be monitored to ensure construction activities are in compliance with Washington State Surface Water Quality Standards (173-201A WAC).
- The contractor will be required to develop and implement a Spill, Prevention, Control, and Countermeasure (SPCC) Plan to be used for the duration of the Project to safeguard against an unintentional release of fuel, lubricants, or hydraulic fluid from construction equipment.
- The contractor will be required to implement and maintain temporary erosion and sediment control BMPs through construction until construction is complete and the site is vegetated.
- Excess or waste materials will not be disposed of or abandoned waterward of OHWM or allowed to enter waters of the State.
- No petroleum products; fresh cement, lime or concrete; chemicals; or other toxic or deleterious materials will be allowed to enter surface waters.
- The contractor will be required to retrieve any floating debris generated during construction using a skiff and a net. Debris will be disposed of at an appropriate upland facility.
- The contractor will be required to properly maintain construction equipment and vehicles to prevent them from leaking fuel or lubricants. If there is evidence of leakage, the further use of such equipment will be suspended until the deficiency has been satisfactorily corrected.

8.2.2 Pile Installation and Removal

- The removal of the treated piles will be consistent with the conditions and requirements of permits and approvals issued by local, State, and federal agencies.
- If encountered, creosote-treated wood that is removed would be disposed of in accordance with Washington State's Dangerous Waste Regulations (WAC 173-303)

and Excluded Categories of Waste (WAC 173-303-071). All waste and debris generated by the Project would be collected and removed to a legally permitted waste disposal or recycling site.

- If a pile breaks above the mudline, it will be cut 2 feet below the mudline.

8.3 Ongoing Management Practices

The City provides ongoing management to the existing Meydenbauer Beach Park. Park management will continue with the proposed Park expansion.

8.4 Mitigation Measures

Per LUC 20.25H.055, new or expanded City and public park projects are allowable activities in critical areas. The proposed Project seeks to balance Park expansion and shoreline and wetland creation. However, there will be impacts to critical areas requiring mitigation. Mitigation will include shoreline restoration and wetland creation. The Project has been designed to address potential impacts to areas of geologic hazard. No further mitigation is provided for these areas.

The following subsections describe the compensatory mitigation measures for those impacts that cannot be addressed through avoidance and minimization. Mitigation is proposed to address potential impacts to wetlands, wetland buffers, and the lake shoreline.

8.4.1 Wetland Mitigation

This subsection provides a summary of proposed wetland mitigation measures based on the information in the Wetland Mitigation Plan prepared for the Project (Anchor QEA 2015c). Wetland mitigation will occur on site within the Park and will be constructed concurrently with the other elements of the Project. The mitigation site was selected based on the ability to replace the ecological functions that will be impacted by the Project. The location of the mitigation site within the Park will be within existing disturbed upland areas west of the existing wetlands along the proposed OHWM at a low-gradient slope, and will also be part of the daylighted drainage channel described in Section 6. The hydrology source will be Lake Washington and flow from the daylighted drainage channel. The wetlands will be planted

with emergent vegetation, such as slough sedge (*Carex obnupta*), hardstem bulrush (*Scirpus acutus*), and creeping spike-rush (*Eleocharis palustris*).

The wetland buffer will include an average 60-foot buffer, in accordance with LUC 20.25H.105, and will be planted with native riparian tree and shrub species per Figures 4b, 4c, and 4d.

The wetland mitigation site will be protected in perpetuity. The wetland mitigation site will be maintained and monitored by the City for a minimum of 10 years to ensure that the vegetation communities are established and that the mitigation goals, objectives, and performance standards are met.

The three small emergent wetlands located in the Project area that will be disturbed to construct the Project include a total wetland area of 0.038 acre (1,665 sf). As described in Subsection 5.3, the BCC (Bellevue 2014a) identifies the 2004 Ecology wetland rating system (Hruby 2004) as the method for classifying wetlands. However, Ecology recently produced an updated 2014 Ecology wetland rating systems (Hruby 2014). Under both the 2004 and 2014 rating systems, Wetland A is rated a Category IV wetland. Wetlands B and C are both rated as Category IV wetlands under the 2004 wetland rating system and Category III wetlands under the 2014 wetland rating system. For this mitigation approach, the higher wetland rating, Category III, is assumed. Coordination with the City and Ecology will determine the final wetland categories.

In addition to the permanent wetland impacts, permanent, unavoidable impacts to wetland buffers will occur. Under the BCC (Bellevue 2014a), Category IV wetlands smaller than 0.06 acre (2,500 sf) do not require protective buffers and Category III wetlands require 60-foot buffers. Similar to the wetland impacts, Category III wetland ratings are assumed for Wetlands B and C. The wetland and wetland buffer impacts and proposed mitigation are shown in Table 20. As shown in Table 20, the proposed wetland creation area will exceed the mitigation requirement.

Table 20
Project Wetland Impacts and Proposed Mitigation

Wetland	2014 ¹ State Rating (Ecology)	Impacts (acres)	Mitigation Type	Mitigation Ratio ²	Mitigation Requirement (acres)
Wetland Impacts					
Wetland A	IV	0.026	Creation	1.5:1	0.039
Wetland B	III	0.002	Creation	2:1	0.004
Wetland C	III	0.01	Creation	2:1	0.02
Total Permanent Impacts:		0.038	Area Required Mitigation for Permanent Impacts:		0.063
Wetland Area Proposed for Mitigation:					0.11
Wetland Buffer Impacts					
Wetland A	IV	0.00	Creation	1:1	0.00
Wetland B	III	0.21 ^[3]	Creation	1:1	0.21
Wetland C	III	0.31 ^[3]	Creation	1:1	0.31
Total Buffer Impacts:		0.52	Area Required Mitigation for Buffer Impacts:		0.52
Buffer Area Proposed for Mitigation:					0.52

Notes:

1. Ecology 2015
2. City of Bellevue Land Use Code 20.25H.105
3. Wetland B and C buffers overlap; the total buffer for both wetlands is 0.52 and is not double-counted above.

8.4.2 Shoreline Mitigation

Habitat restoration elements of the Project are designed to balance shoreline and associated aquatic habitat impacts, including the addition of over-water cover and the placement of fill below the OHWM of Lake Washington.

Shoreline mitigation includes removing existing shoreline armoring, the concrete steps and riprap rock bulkheads, and placing habitat gravel substrate in these areas. Shoreline planting of native vegetation will also occur in areas that currently include mowed grass and nonnative species.

Although the Project will have a net increase in over-water coverage, the Project design minimizes the impact in the shallow nearshore habitat, which is most important to juvenile salmonids.

Daylighting the existing stormwater pipe and shoreline outfall in the Ravine subarea to create an open channel will create conditions resembling a natural stream system. Because this drainage is a stormwater-fed system, the channel will also include a rock weir waterfall to serve as a barrier to fish entering the channel and to prevent stranding. The shoreline nearshore area will be expanded at the mouth of the channel, where treated freshwater will enter the lake. This feature will provide refugia and feeding opportunities for migrating salmon.

The daylight drainage channel is part of the substantial improvements to the existing stormwater management system that will improve water quality prior to entering Lake Washington. These improvements include a new treatment area at the headwaters of the daylighted channel, small ponded wetland areas within the daylighted channel, and a bioretention area and vegetated swale in the Hillside subarea.

9 PROJECT COMPLIANCE WITH CITY CODE PERFORMANCE STANDARDS

In accordance with LUC 20.25H.055, new or expanded City and public parks is an allowed use within a critical areas if applicable performance standards are met. Performance standards applicable to new or expanded City and public park projects in the types of critical areas present in the Project area are identified in Table 21 and discussed in the following subsections.

Table 21
Performance Standards for Habitat Improvement Projects in Critical Areas

Critical Area	Performance Standards
Wetland	LUC 20.25H.055.C.3.g LUC 20.25H.100
Shoreline	LUC 20.25H.055.C.3.g LUC 20.25E.080.B LUC 20.25E.080.P
Geologic Hazard Areas	LUC 20.25H.055.C.3.g LUC 20.25H.125

9.1 LUC 20.25H.055.C.3.g

The proposed Project meets the performance standard described in LUC 20.25H.055.C.3.g, which reads as follows:

- i. Trails. New nonmotorized trails within the critical area or critical area buffer must meet following standards:*
 - (A) Trail location and design shall result in the least impacts on the critical area or critical area buffer;*
- Consistency with code:** The Project will minimize trail construction within critical areas, and has limited this activity to a single access trail at the east end of the site that will provide ADA-access for PPV users. This access will be constructed of pervious pavement, to provide the specialized access while minimizing potential impacts to the shoreline critical area.
- (B) Trails shall be designed to compliment and enhance the environmental, educational, and social functions and values of the critical area with trail*

design and construction focused on managing and controlling public access and limiting uncontrolled access;

Consistency with code: The Project has been designed to integrate trails and walkways into the existing topography and natural setting of the site and control access, to minimize potential impacts to critical areas. While lookout points are planned to observe the natural setting and daylighted stream in the Ravine/Natural Shoreline subarea, no trails are planned here, in order to preserve the natural setting and minimize potential impacts to the shoreline critical area and the new emergent wetland community.

- (C) *Trails shall be designed to avoid disturbance of significant trees and to limit disturbance of native understory vegetation;*

Consistency with code: Site development plans have been designed to minimize the need for tree removal and preserve native tree species found at the site. In the shoreline critical area, a large willow overhanging Lake Washington will be kept in place. Similarly, existing native trees in the Ravine/Natural Shoreline subarea will remain, and non-native species will be removed and replaced with native shrub and tree species. This effort will enhance both the wetland and shoreline critical areas.

- (D) *Trails shall be designed to avoid disturbance of habitat used for salmonid rearing or spawning or by any species of local importance;*

Consistency with code: The Project has been designed to enhance habitat in the shoreline area used by salmonids and species of local importance. Consistent with the habitat enhancement efforts of the Project, the construction of trails that may affect this habitat is limited to the ADA-compliant access for PPV users at the east end of the Project.

- (E) *The trail shall be the minimum width necessary to accommodate the intended function or objective;*

Consistency with code: Trail widths within the proposed Project vary, depending on the intended function or objective; trails/paths widths in the Ravine/Natural Shoreline subarea are narrower and allow users to observe the wetland and shoreline habitat from a lookout point. The ADA access for PPV users is at a minimum width to provide this function.

- (F) *All work shall be consistent with the City of Bellevue’s “Environmental Best Management Practices” and all applicable City of Bellevue codes and standards, now or as hereafter amended;*

Consistency with code: The Project will be consistent with the Environmental Best Management Practices for the City of Bellevue.

- (G) *The facility shall not significantly change or diminish overall aquatic area flow peaks, duration or volume or flood storage capacity, or hydroperiod;*

Consistency with code: The Project will not significantly change or diminish overall aquatic area flow peaks, duration or volume or flood storage capacity or hydroperiod. The Project will provide substantial improvements to the existing stormwater management system that will improve water quality prior to entering Lake Washington. These improvements include:

- A new treatment area at the headwaters of the daylighted channel, small ponded wetland areas within the daylighted channel, and a bioretention area and vegetated swale in the Hillside subarea.
- A low-impact development (LID) stormwater treatment system that features a bioretention area and cascading rock-lined swale for treatment of view terrace parking lot runoff.

- (H) *Where feasible and consistent with any accessibility requirements, any trail shall be constructed of pervious materials;*

Consistency with code: The Project has been designed to incorporate pervious pavement where possible, and all walkways within the shoreline critical area will be constructed with pervious pavement materials.

- (I) *Crossings over and penetrations into wetlands and streams shall be generally perpendicular to the critical area, and shall be accomplished by bridging or other technique designed to minimize critical area disturbance considering the entire trail segment and function; and*

Consistency with code: No crossings of wetlands or streams are proposed.

- (J) *Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.*

Consistency with code: Disturbance to wetlands on the site will be mitigated in accordance with LUC.25H.210; described in detail in Section 8 of this CAR.

ii. *Public Use Structures.*

- (A) *New or expanded permanent public use structures, including interpretative centers, community centers, and other structures designed for public use and access are allowed in the critical area or critical area buffer only if no technically feasible alternative with less impact on the critical area or critical area buffer exists. A determination of technically feasible alternatives will consider:*

- (1) *The location of existing infrastructure;*
- (2) *The function or objective of the proposed new or expanded structure;*
- (3) *Demonstration that no alternative achieves the stated function or objective;*
- (4) *Whether the cost of avoiding disturbance is substantially disproportionate as compared to the environmental impact of proposed disturbance; and*
- (5) *The ability of both permanent and temporary disturbance to be mitigated.*

Consistency with code: The Project proposes a new public pier in the shoreline. The location of the pier has been proposed at the east side of the Project adjacent to the Bellevue Marina consistent with the more active uses of the shoreline in this area, and avoids potential impacts to wetlands at the western part of the site.

The proposed pier was reduced by over 40 feet in length from the conceptual design in the Meydenbauer Bay Park Land Use Plan. This reduction in size was completed to minimize the amount of habitat impact, while still meeting

the purpose for the pier: to serve a variety of public access and recreational uses.

The pier provides the only mechanism for public access to the waterfront of Lake Washington for recreation, fishing, viewing and non-motorized boating access. The pier has been designed to minimize impacts to the nearshore habitat of the shoreline area, while serving the purpose of public access and recreation.

- (B) *If the applicant demonstrates that no technically feasible alternative with less impact on the critical area or critical area buffer exists, then the applicant shall comply with the generally applicable performance standards of subsection C.2.b of this section.*

LUC 20.25H.055.C.2.b

- i. Location and design shall result in the least impacts on the critical area or critical area buffer*

Consistency with code: The proposed pier design was modified from the conceptual design in the Meydenbauer Bay Park and Land Use Plan in order to acknowledge that the nearshore area (up to a water depth of 12 feet) is the area most used by and beneficial to migrating juvenile salmonids and spawning sockeye salmon. In an effort to avoid/minimize potential impacts, the design of the structure in the nearshore area was modified from a floating structure to an elevated walkway that will be up to 9 feet above the water surface. By elevating the walkway, the amount of light transmission to the nearshore aquatic habitat is anticipated to exceed that of a floating pier with 50 percent grating

- ii. Disturbance of the critical area and critical area buffer, including disturbance of vegetation and soils, shall be minimized;*

Consistency with code: Best management practices will be used during construction of the pier to minimize disturbance in the shoreline critical area and buffer.

- iii. Disturbance shall not occur in habitat used for salmonid rearing or spawning or by any species of local importance unless no other technically feasible location exists;*

Consistency with code: Construction in the shoreline critical area is required for installation of the new pier, and some temporary impacts may occur. These impacts will be minimized by constructing during the allowable fish window, which is the period of time when fish species are least likely to be present. No significant impacts to species of local importance are anticipated due to construction of the pier.

- iv. *Any crossing over of a wetland or stream shall be designed to minimize critical area and critical area buffer coverage and critical area and critical area buffer disturbance. For example, by use of bridge, boring, or open cut and perpendicular crossings, and shall be the minimum width necessary to accommodate the intended function or objective; provided that the Director may require that the facility be designed to accommodate additional facilities where the likelihood of additional facilities exists, and one consolidated corridor would result in lower impacts to the critical area or critical area buffer than multiple intrusions into the critical area or critical area buffer;*

Consistency with code: No crossings of streams or wetlands is proposed.

- v. *All work shall be consistent with City of Bellevue codes and standards;*

Consistency with code: All work will be consistent with City of Bellevue codes and standards.

- vi. *The facility or system shall not have a significant adverse impact on overall aquatic area flow peaks, duration or volume or flood storage capacity or hydroperiod;*

Consistency with code: No significant adverse impact on overall aquatic area flow peaks, duration or volume or flood storage capacity or hydroperiod is anticipated.

- vii. *Associated parking and other support functions, including, for example, mechanical equipment and maintenance sheds, must be located outside critical area or critical area buffer except where no feasible alternative exists; and*

Consistency with code: Parking and support functions will be located outside of critical areas and critical area buffers.

- viii. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC.20.25H.210.*

Consistency with code: Mitigation is planned for permanent and temporary impacts to critical areas, captured within Section 8 of this CAR.

iii. Other Parks Uses. Other parks uses proposed within the critical area or critical area buffer, including public access drives, public loading areas, and public boat launches and ramps, shall meet the generally applicable performance standards of subsection C.2.b of this section; provided, that active use playfields shall not be allowed in critical area or critical area buffers; and provided, that parking supporting parks uses shall be allowed in a critical area buffer only if no technically feasible alternative, as demonstrated through application of the criteria of subsection C.2.a of this section, exists.

Consistency with code: The Project minimizes impacts within critical areas and critical area buffers; any facilities within these boundaries will meet the applicable performance standards.

9.2 LUC 20.25H.100

The proposed Project meets the performance standard described in LUC 20.25H.100, which reads as follows:

- A. Lights shall be directed away from the wetland.*

Consistency with code: No lighting is proposed that would be directed at wetlands on the site. The new emergent wetlands are located at the edge of the lake in the Ravine/Natural Shoreline area, which will not have lighted trails or walkways.

- B. Activity that generates noise such as parking lots, generators, and residential uses, shall be located away from the wetland, or any noise shall be minimized through use of design and insulation techniques.*

Consistency with code: The new emergent wetlands are located at the edge of the lake in the Ravine/Natural Shoreline area, out of proximity to noise-generating activities at the site.

- C. *Toxic runoff from new impervious area shall be routed away from the wetlands.*

Consistency with code: The Project will provide substantial improvements to the existing stormwater management system that will provide treatment for new impervious surface and improve water quality prior to entering Lake Washington. These improvements will avoid toxic runoff entering wetlands.

- D. *Treated water may be allowed to enter the wetland critical area buffer.*

Consistency with code: The Project design is consistent with this requirement.

- E. *The outer edge of the wetland critical area buffer shall be planted with dense vegetation to limit pet or human use.*

Consistency with code: Wetland critical area buffers will be planted with a mixture of emergent wetland species and willows at 15- to 20-foot width, discouraging pet or human use.

- F. *Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the stream buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended. (Ord. 5680, 6-26-06, § 3)*

Consistency with code: The Project will be consistent with the requirements for use of pesticides, insecticides, and fertilizers, in accordance with the City's Environmental Best Management Practices.

9.3 LUC 20.25H.125

The proposed Project meets the performance standard described in LUC 20.25H.125, which reads as follows:

- A. *Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;*

- B. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;*
- C. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;*
- D. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;*
- E. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;*
- F. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;*
- G. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;*
- H. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;*
- I. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and*
- J. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210. (Ord. 5680, 6-26-06, § 3)*

The proposed Project will conform to the performance standards. As stated in Subsection 7.2, the proposed Project seeks to minimize disturbance to geologic critical areas and conform to the site's natural topography. When disturbance is required to grade proposed Project elements, such as pedestrian and vehicular circulation, the alterations will

be designed to conform to the natural topography to the greatest extent possible. Proposed structures within the geologic hazard area, such as walls and wall foundations, will be tiered to conform to existing topography and to minimize wall height. Walls are located to minimize oversteepened slopes. The Project's geotechnical engineering design report provides specific geotechnical engineering design recommendations for all proposed design elements, including those proposed within the site's geologic hazard area (Anchor QEA 2015).

9.4 LUC 20.25E.080.B

The proposed Project meets the performance standard described in LUC 20.25E.080.B, which reads as follows:

- 1. Where applicable, all federal and state water quality and effluent standards shall be met.*

Consistency with code: The Project will comply with all federal and State water quality and effluent standards by providing treatment for post-construction stormwater runoff.

- 2. If a property extends into the Shoreline Overlay District, the Shoreline Master Program Policies and these use regulations shall apply only to that portion of the property lying within the Shoreline Overlay District.*

Consistency with code: The portions of the Project lie both within and outside of the City of Bellevue Shoreline District.

- 3. All development within the Shoreline Overlay District shall be accompanied by a plan indicating methods of preserving shoreline vegetation and for control of erosion during and following construction in accordance with Part 20.25H LUC, City of Bellevue Clearing and Grading regulations, Chapter 23.76 BCC, and the Comprehensive Plan.*

Consistency with code: The Project plans will include a Temporary Erosion and Sedimentation Control Plan (TESC) and a Stormwater Pollution Prevention Plan (SWPPP) for construction activities. In addition, a planting plan has been developed

for areas disturbed during construction. Existing native vegetation will be identified and isolated prior to construction activities.

4. *Special care shall be exercised to preserve vegetation in wetland, shoreline and stream corridor bank areas in order to prevent soil erosion. Removal of vegetation from or disturbance of shoreline critical areas and shoreline critical area buffers, and from other critical area and critical area buffers shall be prohibited, except in conformance with Part 20.25H LUC and the specific performance standards of this section.*

Consistency with code: Vegetation removal was minimized to the extent needed to construct the Project. The proposed replanting includes a mix of native and nonnative species. Native plantings will occur over the majority of the site, especially areas noted for habitat restoration.

5. *Maximum height limitation for any proposed structure within the Shoreline Overlay District shall be 35 feet, except in land use districts with more restrictive height limitations. The method of measuring the maximum height is described in WAC 173-14-030(6). Variances to this height limitation may be granted pursuant to Part 20.30H LUC.*

Consistency with code: The Project does not propose any new structures to will exceed 35 feet in height.

6. *The Bellevue Shoreline Master Program, in conjunction with existing Bellevue land use ordinances and Comprehensive Plan policies, shall guide all land use decisions in the Shoreline Overlay District.*

Consistency with code: The Project was compared against the regulations discussed in the City Bellevue's Shoreline Master Program, Comprehensive Plan, and applicable codes and ordinances.

7. *Any development within the Shoreline Overlay District shall comply with all applicable Bellevue ordinances, including but not limited to the Bellevue Land Use Code, Sign Code, and clearing and grading regulations.*

Consistency with code: The Project was compared against the regulations discussed in the City Bellevue's Shoreline Master Program, Comprehensive Plan, and applicable codes and ordinances.

8. *The dead storage of watercraft seaward of the ordinary high water mark of the shoreline is prohibited.*

Consistency with code: The Project does not propose the dead storage of watercraft seaward of the OHWM.

9. *Where applicable, state and federal standards for the use of herbicides, pesticides and/or fertilizers shall be met, unless superseded by City of Bellevue ordinances. Use of such substances in the shoreline critical area and shoreline critical area buffer shall comply with the City's "Environmental Best Management Practices."*

Consistency with code: If herbicides, pesticides, and/or fertilizers are used, the Project will comply with the City's Environmental Best Management Practices.

10. *Adequate storm drainage and sewer facilities must be operational prior to construction of new development within the Shoreline Overlay District. Storm drainage facilities shall be separated from sewage disposal systems.*

Consistency with code: Before commencing construction, all storm drains and sewer facilities will be checked to ensure they are operational.

9.5 LUC 20.25E.080.P

The proposed Project meets the performance standard described in LUC 20.25E.080.P, which reads as follows:

1. *Swimming shall be separated from public or semipublic boat launching areas.*

Consistency with code: A floating rope will separate the proposed swim beach and swimming area from the hand-carried boat launching area.

- 2. Public street ends in the Shoreline Overlay District may be developed for public recreational activities.*

Consistency with code: The Project does not propose to develop existing street ends.

- 3. Recreational activities within the Shoreline Overlay District shall be permitted when designed subject to the provisions of the Bellevue Shoreline Master Program and its use regulations.*

Consistency with code: The Bellevue Shoreline Master Program was reviewed for standards to inform the design process.

- 4. Public and private recreation activities in the shoreline critical area and shoreline critical area buffer shall comply with the requirements of LUC 20.25H.055.*

Consistency with code: This Project was reviewed for compliance with the requirements of LUC 20.25H.055.

9.6 LUC 20.25E.080.P

The proposed Project meets the performance standard described in LUC 20.25E.080.P, which reads as follows:

- 1. Swimming shall be separated from public or semipublic boat launching areas.*
- 2. Public street ends in the Shoreline Overlay District may be developed for public recreational activities.*
- 3. Recreational activities within the Shoreline Overlay District shall be permitted when designed subject to the provisions of the Bellevue Shoreline Master Program and its use regulations.*
- 4. Public and private recreation activities in the shoreline critical area and shoreline critical area buffer shall comply with the requirements of LUC 20.25H.055.*

The proposed Project will conform to the performance standards. The proposed swim beach, delineated by a floating rope, is located west of from the proposed hand carried boat launch. The swim beach is more than 50 feet from the proposed pier and more than 180-ft from the

existing Marina. The pier acts as a barrier between the swim beach and City of Bellevue Marina. A seasonal rope line separates the swim beach and the hand carried boat launch from the existing Marina.

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FIGURES

Figure 1a	Vicinity Map
Figure 1b	Project Site Aerial View
Figure 2	Existing Conditions
Figure 3	Composite Site Plan
Figure 4a	Planting Plan
Figure 4b	Planting Schedule – Ravine/Shoreline/Wetland
Figure 4c	Planting Schedule – Hillside/Rain Garden
Figure 4d	Planting Schedule – Swim Beach/Park Entry
Figure 5a	Ravine Subarea – Plan View
Figure 5b	Ravine Subarea – Materials Plan
Figure 5c	Ravine Subarea – Section J, K, L, and A
Figure 6a	Central Waterfront/Lake – Plan View
Figure 6b	Central Waterfront/Lake – Materials Plan
Figure 6c	Central Waterfront/Lake – Sections B, D, and F
Figure 6d	Central Waterfront/Lake – Sections G, H, and I
Figure 6e	Pier Structure Detail – Plan View
Figure 6f	Pier Structure Detail – Cross-sections
Figure 7a	Whaling Building Improvements – Plan View
Figure 7b	Whaling Building Improvements – Elevations
Figure 8a	Hillside Subarea – Plan View
Figure 8b	Hillside Subarea – Materials Plan
Figure 8c	Hillside Subarea – Sections C and E
Figure 9	Project Site Survey and Topography
Figure 10	NRCS Soils
Figure 11	USFWS National Wetland Inventory
Figure 12	Wetland Delineation Results

APPENDIX A

WETLAND DELINEATION REPORT

PROJECT DESCRIPTION

MEYDENBAUER BAY PARK PHASE 1

Prepared for

City of Bellevue
Parks and Community Services Department
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TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	Purpose and Need.....	1
2	EXISTING CONDITIONS.....	2
2.1	Project Setting	2
2.2	Shoreline Conditions.....	2
2.3	Wetlands.....	6
2.4	Upland Environmental Conditions	7
2.5	Buildings and Facilities	10
2.6	Park Access.....	13
3	PROPOSED PROJECT	15
3.1	Design Overview	15
3.2	Ravine and Natural Shoreline Subarea	16
3.3	Central Waterfront Subarea	17
3.4	Hillside Subarea.....	19
3.5	Whaling Building.....	20
4	ENVIRONMENTAL SUMMARY	21
4.1	Fill and Excavation Below Ordinary High Water Mark.....	21
4.2	Change in Over-water Coverage Area.....	21
4.3	Piling Removal and Installation	22
4.4	Wetlands.....	23
4.5	Grading	24
4.6	Vegetation Changes.....	24
5	AVOIDANCE, MINIMIZATION, AND MITIGATION MEASURES	25
6	CONSTRUCTION METHODS.....	27
6.1	Upland Demolition.....	27
6.2	Removal of Existing In- and Over-water Structures.....	27
6.3	Installation of New In- and Over-water Structures.....	28
6.4	Shoreline Grading and Nourishment	29
6.5	Upland Grading	29
6.6	Construction Timing and Schedule.....	29

7	CONSTRUCTION BEST MANAGEMENT PRACTICES.....	29
7.1	General.....	30
7.2	Pile Installation and Removal.....	30
8	REFERENCES.....	32

List of Tables

Table 1	Existing Parking.....	13
Table 2	Proposed Shoreline Grading Below Ordinary High Water Mark.....	21
Table 3	Existing and Proposed Over-water Coverage	22
Table 4	Piling Removal and Installation.....	22
Table 5	Project Wetland Impacts and Proposed Mitigation.....	23
Table 6	Upland Clearing and Grading	24
Table 7	Vegetation Removal and Planting	25

List of Photos

Photo 1	View south from existing Meydenbauer Beach Park to public pier.	3
Photo 2	Existing beach with concrete steps at Meydenbauer Beach Park.	4
Photo 3	View looking east from the existing public pier to rock riprap bulkhead.....	5
Photo 4	Rock riprap bulkhead along central shoreline in former residential area.....	5
Photo 5	Covered boat-moorage pier and gravel beach.....	6
Photo 7	View looking west across Wetland C.	7
Photo 8	View looking north from central shoreline of multiple large mature, native and non-native trees.....	9
Photo 9	View looking west across site's steep topography.....	10
Photo 10	View looking south across existing Meydenbauer Beach Park.....	10
Photo 11	View of existing Meydenbauer Beach Park restroom facility.....	11
Photo 12	View of Whaling Building's northern façade.	12
Photo 13	View looking south at the ADA parking at the existing Meydenbauer Beach Park.....	14
Photo 14	View looking east across the existing parking area at Bellevue Marina.	14

List of Figures

Figure 1a	Vicinity Map
Figure 1b	Project Site Aerial View
Figure 2	Existing Conditions
Figure 3	Composite Site Plan
Figure 4a	Planting Plan
Figure 4b	Planting Schedule – Ravine/Shoreline/Wetland
Figure 4c	Planting Schedule – Hillside/Rain Garden
Figure 4d	Planting Schedule – Swim Beach/Park Entry
Figure 5a	Ravine Subarea – Plan View
Figure 5b	Ravine Subarea – Materials Plan
Figure 5c	Ravine Subarea – Section J, K, L, and A
Figure 6a	Central Waterfront/Lake – Plan View
Figure 6b	Central Waterfront/Lake – Materials Plan
Figure 6c	Central Waterfront/Lake – Sections B, D, and F
Figure 6d	Central Waterfront/Lake – Sections G, H, and I
Figure 6e	Pedestrian Pier Structure Detail – Plan View
Figure 6f	Pedestrian Pier Structure Detail – Cross-sections
Figure 7a	Whaling Building Improvements – Plan View
Figure 7b	Whaling Building Improvements – Elevations
Figure 8a	Hillside Subarea – Plan View
Figure 8b	Hillside Subarea – Materials Plan
Figure 8c	Hillside Subarea – Sections C and E

1 INTRODUCTION

The City of Bellevue (City) has worked for nearly 30 years on a vision to provide a downtown waterfront destination along Meydenbauer Bay (Figure 1a). The City’s 1987 Park, Recreation and Open Space Plan states that “acquisition of Meydenbauer Bay Waterfront [is] a major focus to provide unequaled waterfront amenities and connect the waterfront to Downtown Park and downtown.” (Bellevue 1987). The City’s vision greatly expands public access to and enjoyment of Lake Washington in an area of Bellevue that is rich with history, as Meydenbauer Bay is where Bellevue was first established.

The Meydenbauer Bay Park Phase 1 Project (Project) is the first phase of the Meydenbauer Bay Park and Land Use Plan (Plan) adopted by the City in 2010 (Bellevue 2010). This Plan provides overarching vision, organization, and programming by defining aesthetic objectives, locating developed areas and natural ecological features, envisioning Meydenbauer Bay Park’s physical spaces and amenities, and composing pedestrian connections between the waterfront and uplands. The Plan implementation is broken out into phases due to funding constraints. No funding has been identified for work beyond the Project; future phases of the Plan will be permitted separately as funding allows.

1.1 Purpose and Need

The Project is rooted in long-standing policies contained in the City of Bellevue Comprehensive Plan and Parks & Open Space System Plan (initially 1987, and most recently 2008 and 2003, respectively). These policies envision increasing Bellevue’s access to the waterfront at Meydenbauer Bay. The Project is intended to provide public access to Meydenbauer Bay, improve physical and visual connections between downtown and Meydenbauer Bay, redevelop upland and park parcels that reflect the waterfront and complement the park, integrate the park and adjacent neighborhoods, and improve natural shoreline habitat.

The Project proposes elements identified in the 2010 Plan. The Project and Park as a whole also connects the City’s past (Meydenbauer Bay is where the City started) to its future as a 21st century waterfront city. The Plan has 12 planning principals, and the following five goals and objectives that guided its development are important in staying true to this vision for the Project:

-
- Improving waterfront access and recreation activities for the entire community
 - Celebrating history, preserving historic uses, and adapting waterfront buildings for new uses
 - Restoring ecological functions and improving water quality
 - Strengthening the visual, cultural, and physical connections of the City to Lake Washington's Meydenbauer Bay
 - Encouraging best practices for sustainable building and land management

2 EXISTING CONDITIONS

2.1 Project Setting

The Project encompasses 6.7 acres of waterfront property along Meydenbauer Bay on Lake Washington (Figure 1b). It is located approximately 0.25 mile from Bellevue's downtown and Downtown Park. The Project includes the existing Meydenbauer Beach Park, located at the Project's western boundary, and extends eastward to 99th Avenue NE, the Whaling Building, and Bellevue Marina. The Project site is bordered by Lake Washington Boulevard NE to the north and Lake Washington to the south.

The following subsections summarize the Project's existing conditions. Photos illustrate the description of the site, and Figure 2 shows the location of key features within the existing Project site.

2.2 Shoreline Conditions

There are varying shoreline conditions within the Project site. The western extent of the shoreline is the location of the existing Meydenbauer Beach Park, which includes a public access pier (Photo 1). The 6-foot-wide pier is 63 feet long with an 8-foot by 18-foot platform at the end of the pier; the pier provides a total of 672 square feet (sf) of over-water cover. The pier has wood decking and metal railings, and it is supported by 16, 12-inch treated wooden piles. Another single 12-inch wooden pile is located approximately 50 feet south of the pier and is used during swimming season for the swim area tie-off line.



Photo 1

View south from existing Meydenbauer Beach Park to public pier.

East of the pier, there is a gravel beach area bordered on the upland side by concrete steps, which extend approximately 125 linear feet (lf) along the shoreline (Photo 2). The beach extends east, where the shoreline armoring transitions from the concrete steps to a rock riprap bulkhead. The bulkhead extends approximately 140 lf along the existing Meydenbauer Beach Park's shoreline until it meets a 6-foot-long concrete bulkhead at the existing Meydenbauer Beach Park southeast corner (Photo 3).



Photo 2

Existing beach with concrete steps at Meydenbauer Beach Park.

East of the existing Meydenbauer Beach Park, the shoreline continues as rock riprap bulkhead for approximately 235 lf, where it meets a former residential area with concrete patios with rock edges (Photo 4). Four residential piers were located in this area, but were recently removed by the City in the interest of public safety. These residential piers had wooden decking and consisted of 3,502 sf of over-water cover, supported by 91 treated wooden piles. A covered boat-moorage pier in this area provides 434 sf of over-water coverage, and is supported by 21 piles (1 – 12-inch steel pile, 17 – 9-inch wooden piles, and 3 – 12-inch treated wooden piles) (Photo 5). Between the boat moorage area and the concrete patios, there is a small gravel beach area. East of the boat moorage area, the shoreline is oversteeped with rock and gravel until it meets the Bellevue Marina.



Photo 3

View looking east from the existing public pier to rock riprap bulkhead.



Photo 4

Rock riprap bulkhead along central shoreline in former residential area.



Photo 5

Covered boat-moorage pier and gravel beach.

There is limited shoreline vegetation along the entire 680 lf of the Project site's shoreline. In the central shoreline area, there is a large weeping willow (*Salix babylonica*) and some smaller willow species. The remaining shoreline area has a mix of ornamental and invasive vegetation.

2.3 Wetlands

There are three wetlands in the Project site, identified as Wetlands A, B, and C (Figure 2). Wetlands A and B are located just east of the existing Meydenbauer Beach Park in the former residential area, and Wetland C is located in the existing Meydenbauer Beach Park.

Wetland A is a Slope wetland, per the Washington State Department of Ecology (Ecology) Hydrogeomorphic (HGM) Classification system (Hruby 2004). Wetlands B and C are located along the lake shoreline and have Slope and Lake-fringe HGM classifications.

The City of Bellevue critical area code (Land Use Code [LUC] 20.25H.095) specifies classifying wetlands using the 2004 Ecology wetland rating system (Hruby 2004). Under the 2004 Ecology rating system, all three wetlands are Category IV wetlands. In 2014, Ecology updated their Washington State Wetland Rating System (Hruby 2014); the effective date for the 2014 wetland rating system was January 1, 2015. Although the BCC specifies classifying wetlands using the 2004 wetland rating system, wetlands in the Project area were also rated using the updated 2014 wetland rating system because Ecology authorization for State

permits requires the updated 2014 wetland rating system (Ecology 2015). Under the updated 2014 wetland rating system, Wetland A is still a Category IV wetland, but Wetlands B and C are Category III wetlands. Category IV wetlands do not require a buffer, per the City of Bellevue; however, Category III wetlands require a 60-foot buffer (LUC 20.25H.105).



Photo 7

View looking west across Wetland C.

2.4 Upland Environmental Conditions

2.4.1 Vegetation

The Project area includes a Park and nine former residential parcels purchased by the City located within a densely populated residential area of the City. As a result, vegetation communities located within the Project area are a fragmented mixture of native, nonnative, and ornamental tree, shrub, and herbaceous vegetation. Five general vegetation communities were identified within the Project area: mowed and un-mowed grassland areas; shrubland; mixed deciduous/coniferous forest; landscaped areas associated with the Park and residential parcels; and wetlands.

Mowed and unmowed grassland areas are present in the existing Meydenbauer Beach Park and the Hillside subarea, respectively. Following removal of the residences in the Hillside subarea, these areas were cleared and graded and reseeded with grass. Plant species within the grassland habitat includes a variety of native and nonnative grasses and herbaceous

species that are common within King County, including Colonial bentgrass (*Agrostis capillaris*), common velvet-grass (*Holcus lanatus*), Kentucky bluegrass (*Poa pratensis*), red fescue (*Festuca rubra*), common dandelion (*Taraxacum officinale*), English plantain (*Plantago lanceolata*), red clover (*Trifolium pratense*), and white clover (*Trifolium repens*).

Shrub communities include a mixture of managed native and ornamental species associated with the Park and the former residential parcels, and in the Ravine subarea of the Park. In general, shrubs near the access road are in a more landscaped, managed condition, while further from the access road on the slopes, shrubs are in a more “natural” condition. Native shrub species observed in the Project area include western azalea (*Rhododendron macrophyllum*), red elderberry (*Sambucus racemosa*), salal (*Gaultheria shallon*), snowberry (*Symphoricarpos albus*), beaked hazelnut (*Corylus cornuta*), low Oregon grape (*Mahonia nervosa*), vine maple (*Acer circinatum*), Nootka rose (*Rosa nutkana*), and salmonberry (*Rubus spectabilis*). Ornamental and nonnative shrub species include English laurel (*Prunus laurocerasus*), holly (*Ilex aquifolium*), azalea (*Azalea* sp.), hydrangea (*Hydrangea* sp.), Japanese maple (*Acer japonica*), and English ivy (*Hedera helix*). The invasive shrub species Himalayan blackberry (*Rubus armeniacus*) is more common within the former residential parcels than within the Park and Ravine areas.

Similar to the shrub communities, the mixed deciduous/coniferous forest habitat includes a mixture of landscaped native and ornamental species associated with the Park and the former residential parcels, and in the Ravine subarea of the Park. Many of the tree species are isolated, with a grass or mulch understory, typical in park and residential environments. Trees in the Ravine subarea on the slopes resemble more “natural,” forest conditions. A tree survey of all trees in the Project area was performed within areas of potential disturbances. Dominant native tree species observed within the Project area include big-leaf maple (*Acer macrophyllum*), Douglas fir (*Pseudotsuga menziesii*), red alder (*Alnus rubra*), western hemlock (*Tsuga heterophylla*), and western red cedar (*Thuja plicata*). Nonnative and ornamental species include Eastern white pine (*Pinus strobus*), sweetgum (*Liquidambar* sp.), weeping willow (*Salix babylonica*), Katsura (*Cercidiphyllum japonicum*), and cherry (*Prunus* sp.).



Photo 8

View looking north from central shoreline of multiple large mature, native and non-native trees.

2.4.2 Topography

The Project site is characterized by steep slopes covering the majority of the site. Slopes extend between 65 and 75 vertical feet, from the north, Lake Washington Boulevard NE, to the south, Lake Washington. There are flatter areas along the shoreline, particularly along the existing Meydenbauer Beach Park shoreline. The ravine just north of the existing Park area has very steep slopes, exceeding 40 percent. The ravine's eastern slope extends along the site, parallel to Lake Washington. These over-steepened slopes are characterized as geologic hazards area per City of Bellevue critical area code (LUC 20.25H.025).



Photo 9
View looking west across site's steep topography.

2.5 Buildings and Facilities

2.5.1 Park Buildings

The existing Meydenbauer Beach Park includes a 1,000 sf restroom facility and a variety of upland park amenities, including concrete pathways, a play area, picnic tables, benches, and stairs leading to a viewing area (Photos 10 and 11).



Photo 10
View looking south across existing Meydenbauer Beach Park.



Photo 11

View of existing Meydenbauer Beach Park restroom facility.

2.5.2 Whaling Building

The Whaling Building is located on the eastern extent of the Project site, within the Bellevue Marina (Photo 12). It is built on a pier sitting over the water on Lake Washington. The Whaling Building was constructed in 1930–31 and served as the winter port for American Pacific Whaling Company vessels until the mid-1940s. The Whaling Building has undergone renovations, repairs, and alterations several times in the past. The original building was reduced to its current size during repairs by its previous owner after damage in the 1996 snowstorm. The Whaling Building currently provides storage space for the marina and includes a restroom for marina use.

Photo 12

View of Whaling Building's northern façade.

2.5.3 Stormwater and Other Utilities

Existing stormwater facilities include storm drains, catch basins, manholes, inlets, and outfalls along the shoreline of Lake Washington, within and adjacent to the Project site (Anchor QEA 2014).

The City's drainage system mapping and topographic survey of the site show two existing stormwater outfalls along the waterfront within the Project boundary that are part of the City's stormwater collection system, as follows:

- A 15-inch-diameter concrete outfall pipe collects surface water drainage from the ravine and discharges to Meydenbauer Bay near the dock at the southwest corner of the site. This outfall drains a 49-acre tributary area that includes on-site and off-site areas in and adjacent to the ravine, and a large off-site residential area that drains to the ravine.
- A 12-inch-diameter concrete pipe outfall discharges stormwater collected in a series of yard drain inlets in the grass area at the bottom of the slope near the southeast corner of the existing park area. This outfall drains approximately 1.4 acres, mostly within the Project area.

The topographic survey of the site also indicates that there are at least two other small drain pipes that are not part of the City's drainage system that outfall along the armored slope within the Project site boundary, as follows:

- A 6-inch-diameter concrete pipe outfalls to Meydenbauer Bay at the south end of the 99th Avenue NE right-of-way. The origin of this outfall has not been identified, but it is anticipated that the outfall originates from a yard drain or roof drain and drains a relatively small area.
- A trench drain picks up surface water runoff from the south end of the 99th Avenue NE right-of-way and appears to discharge the runoff through a 6-inch PVC outfall pipe adjacent to the west side of the Harbor Master's House.

Other utilities within the Project site include potable water, sanitary sewer, power, and communications. Sanitary sewer facilities include an existing 10-inch-diameter asbestos cement low-pressure force main that runs along the shoreline of Meydenbauer Bay just below the OHWM, referred to as the "lake line," and an 8-inch concrete gravity sewer main that runs through the ravine to the lake line.

2.6 Park Access

2.6.1 Vehicular Access and Parking

The existing Meydenbauer Beach Park is accessed by a driveway from 98th Avenue NE. The driveway terminates at a parking area with 28 parking stalls (Table 1). Two Americans with Disabilities Act- (ADA) accessible parking stalls are located farther down the slope from the parking area (Photo 13), beneath the Lake Washington Boulevard NE bridge and an area accessed by the wide pedestrian pathway. Outside of the existing Meydenbauer Beach Park, there are ten parallel parking stalls along Lake Washington Boulevard NE and five angled parking stalls along 99th Avenue NE. There are also 20 parking stalls within the Bellevue Marina parking lot (Photo 14).

Table 1
Existing Parking

Location	Existing Stalls
Beach Park surface parking lot (includes 2 ADA spaces)	30
Lake Washington Blvd NE on-street (south side)	10
99th Avenue NE on-street (west side)	5
Bellevue Marina surface parking lot (includes 2 ADA spaces) ¹	60
TOTAL	105

Note:

1. Includes 42 shared spaces with Bellevue Marina tenants.



Photo 13

View looking south at the ADA parking at the existing Meydenbauer Beach Park.



Photo 14

View looking east across the existing parking area at Bellevue Marina.

2.6.2 Pedestrian Access

Pedestrian access is currently provided into the existing Meydenbauer Beach Park only, via a pedestrian pathway that leads from the parking area to the shoreline, as well as stairways from Lake Washington Boulevard NE that connect to the parking area/pathway. The remaining Project site is not currently accessible to the public.

2.6.3 Boat Access

Motorized boat access and people-powered vehicle (PPV) accessibility is not currently provided to the Project site. The Bellevue Marina, which is directly adjacent to the site to the east, does provide 14 transient moorage slips.

3 PROPOSED PROJECT

3.1 Design Overview

The Project will be designed to create a memorable waterfront park while balancing the Project site's natural setting with public access opportunities. In the Plan the Project includes several distinct subareas, which will be described in more detail below. In general these subareas include a gradient from more natural to more developed from west to east across the site:

- **Ravine and Natural Shoreline Subarea:** Daylight the stream/abandon the storm drain; enhance the ravine with native vegetation and remove invasive species; modify and control public access with new trails and a footbridge; and restore shoreline habitat/remove rock armor
- **Central Shoreline and Associated Recreation Subarea:** Expand and relocate the swim beach, pier, restroom/changing room, and access for launching hand-carried, non-motorized watercraft, discovery playground; shoreline promenade/ emergency access/disabled accessible route; open lawn and picnic area
- **Hillside Woodland and Viewing Terrace Subarea:** Outdoor classroom space, stone retaining walls; hillside woodland with native and ornamental species, and Viewing Terrace with parking adjacent to Lake Washington Boulevard NE
- **Whaling Building Subarea:** Renovate the Whaling Building to accommodate a range of public uses and maintain its historic integrity

Figure 3 provides a composite plan view of the proposed Project, and Figure series 4 provides the proposal planting plan and schedule. Figure series 5 through 8 provide plan views and cross sections of each subarea and proposed elements. Improved parking and access would be provided from Lake Washington Boulevard NE to the Viewing Terrace, 99th Avenue NE with new parking added, and access to the existing marina parking area and at the existing parking located at the upper ravine in the existing Meydenbauer Beach Park. The following subsections describe the proposed elements in each subarea in more detail.

3.2 Ravine and Natural Shoreline Subarea

The Ravine subarea will be changed from a developed park to the most natural environment in the Project. Through removal of existing structures and protection and planting of native vegetation, the Ravine subarea will achieve enhanced habitat while creating a natural area for park users to experience (see Figure series 5).

Structures and elements proposed for removal include the following:

- 381 lf of existing PVC 18-inch-diameter storm drain
- 33 lf of existing PVC 8-inch-diameter storm drain (lateral line)
- 28 lf of existing PVC 12-inch-diameter storm drain (lateral line)
- Play area
- Stairs to the viewing area
- Picnic table(s)
- Restroom building and associated utilities
- Lawn, ornamental, and invasive vegetation
- Concrete pathways, stairs, and walls
- Rock armor, concrete steps, pier, and pilings

Proposed improvements include the following:

- Protect and maintain existing native vegetation, including trees, to the maximum extent possible
- Replace existing developed park areas with upland and riparian habitat areas planted with native vegetation
- Create a natural conveyance/open channel for perennial base flow and winter high-flow conditions

-
- Install rock weir waterfalls and large woody debris placement along the channel, to make the water feature more visible to visitors and slow the water during high flows. In addition, a small water quality treatment area at the upstream end of the daylighted channel is proposed using a filtration media to provide limited removal of metals
 - Restore natural shoreline with gravel sockeye salmon spawning substrates, emergent fringe and scrub/shrub marsh, and woody riparian vegetation, with shallow water woody debris structures
 - Provide improved conditions for juvenile salmon rearing, including refuge and prey production along shoreline and lower daylighted channel
 - Restore and expand shoreline through excavation, slope regrading, placement of habitat gravel in in-water areas, planting with native riparian and emergent marsh vegetation, and woody debris placement. Habitat gravel will be a clean, washed, rounded, naturally occurring 2-inch minus gravel mix (100% less than 2 inches, 85% less than 1 inch, and greater than 40% between 0.25 and 0.75 inch).
 - Construct paved pedestrian paths, two pedestrian viewpoints, and crushed-rock trails

To meet parking demand for the Project, the existing upper parking area and existing ADA lower parking area will be retained (Perteet 2014). The existing parking area and existing entry driveway would be restriped to maximize the number of parking spaces.

3.3 Central Waterfront Subarea

The Central Waterfront/Lake subarea contributes heavily to the park's desired waterfront experience. Park improvements will provide public access and park amenities along much of the shoreline, balanced with shoreline restoration and habitat enhancements (see Figure series 6).

Structures and elements proposed for removal include the following:

- Existing covered boat-moorage pier
- Existing concrete paving and steps at the edge of beach area east of the public pier
- Concrete bulkhead and fill along shoreline
- Rock riprap bulkhead and fill along shoreline

Proposed improvements include the following:

- Construct a swim beach through excavation, regrading, and placement of habitat gravel in in-water areas, and sand above OHWM. Habitat gravel will be a clean, washed, rounded, naturally occurring 2-inch minus gravel mix (100% less than 2 inches, 85% less than 1 inch, and greater than 40% between 0.25 and 0.75 inch) as described in Subsection 3.2. Beach sand, placed above OHWM, will be a clean, washed, rounded, naturally occurring sand/gravel mix with greater than 95% material passing through 1-1/2 inch sieve and less than 3% passing through a #100 sieve. Construct a hand-carried, non-motorized PPV launch including ADA-accessible paved ramps, pervious paved access and buried sheetpile wall with concrete cap above OHWM, and beach with habitat substrate for launching and retrieving watercraft.
- Construct a new one-story restroom/changing room/lifeguard station building (i.e., Beach House); the building will be set into the hillside, with the lake side fully exposed, and will include a widened pervious paved area connecting to the swim beach; the roof top will be an accessible plaza with viewing opportunities.
- Construct a new, curved pier to provide viewing, fishing, water access, and temporary moorage for PPVs; an overhead walkway from the shoreline will connect to a gangway to access the pier, which will be a floating structure (Moffatt & Nichol, 2014).
 - The elevated walkway measures 12 feet wide, with 5-foot-wide curved precast concrete panels on the sides and a 2-foot-wide curved grating section in the center. The walkway would be supported by four 14-inch-diameter steel pipe piles landward of OHWM and eight 14-inch-diameter steel pipe piles waterward of OHWM.
 - At approximately 12 feet of water depth, the elevated walkway transitions to a grated gangway measuring 8 feet wide by 30 feet long. The gangway extends to a floating pier structure at approximately 20 feet of water depth.
 - The main float structure is a 12-foot-wide, curved post-tensioned concrete float with 2.5 feet of freeboard. A small, low-profile float with a 12-inch freeboard would provide launching for PPV and ADA access on the west side of the main float. The circular configuration (25 feet wide) at the end of the pier, will provide views of Lake Washington, as well as downtown Bellevue. The float structure provides 4,620 sf of over-water coverage and is supported by twelve 14-inch-diameter steel pipe guide piles and by four 16-inch-diameter steel pipe guide piles at the circular float at the end of the pier.

-
- Install low-level lighting on the overhead walkway and pier. Proposed lighting is designed at a moderate temperature range, emitting a warm light spectrum. The proposed lighting will have the option for dimming. Low-level lighting will incorporate hoods to reduce light pollution.
 - Construct a new seasonal (approximately Memorial Day to Labor Day) swim float (20 feet by 31.25 feet) to serve the swim area; the float will be constructed of wood with a grated surface to meet City code and federal and State agency requirements; the float will be on site during summer, peak park-use months and will be removed from the site at other times of the year. The swim float is intended to provide a destination for swimmers and to deter them from jumping off of the pier, which, due to its proximity to Bellevue Marina, would not be allowed.
 - Install two seasonal floating rope barriers and 16 warning buoys to demarcate areas where motorized vessels are not allowed. The floating rope barriers would be in place during the annual swim season (approximately Memorial Day to Labor Day of each year).
 - Install two in-lake pilings and two onshore anchors for swim area floating ropes.
 - Construct a paved shoreline promenade that will extend east from the Ravine subarea to 99th Avenue NE; the promenade will provide an ADA-accessible route through the Park as well as emergency access. The promenade includes overhead lighting.
 - Construct an ADA-accessible, paved pedestrian pathway that will extend from the shoreline promenade to the swim beach and Beach House. The pathway includes low level lighting.
 - Construct a new ADA-accessible discovery playground that will be located of south of the promenade.
 - Construct lawn areas, picnic areas, stone and concrete walls landward of the swim beach, and both sides of shoreline promenade.
 - Construct lower portion of stormwater treatment surface and subsurface conveyance along edge of lawn (surface swale) and out to the swim beach (subsurface level spreader).

3.4 Hillside Subarea

The Hillside subarea offers expansive views of Meydenbauer Bay and Lake Washington. The Project seeks to make this area accessible to Park users by grading the steep slope to create the opportunity for pathway connections and site amenities (see Figures 6a–6c).

Structures and elements proposed for removal include the following:

- Remaining structures, walls, slabs, and selected vegetation that remains from former residences

Proposed improvements include the following:

- Regrade site to improve accessibility and connections between Park areas.
- Construct a viewing terrace and pull-off from along Lake Washington Boulevard NE with parallel parking spaces. Parking area includes overhead lighting.
- Construct concrete and stone retaining walls, integrated with pathways.
- Construct a low-impact development (LID) stormwater treatment that celebrates rainwater events. This features includes a bioretention area and cascading rock-lined swale for treatment of view terrace parking lot runoff. This features also extends into the Central Shoreline, as described above.
- Create an outdoor classroom located adjacent to the woodland to take advantage of the views, and educational and play opportunities within the Park's natural and built setting.
- Establish a hillside woodland consisting of existing (native and non-native) and proposed native and non-native trees and understory.
- Improve street and streetscape on 99th Avenue NE and the park side of Lake Washington Boulevard NE, including angled parking (on the west side of 99th Avenue NE only), sidewalks, lighting, and landscape planting. Provide stormwater treatment for work in streets and right-of-ways.
- Provide angled parking and a hand-carried boat load/unload area at the terminus of 99th Avenue NE, with parallel load/unload spaces.

3.5 Whaling Building

The Project will upgrade the Whaling Building for public use, under the City's "Assembly Use" designation (see Figures 7a–7c). The existing restrooms located within the Whaling Building will be removed and replaced to comply with new uses, ADA guidelines, and other current building code requirements (Salt Studio 2014). The Project will maintain the Whaling Building's historic integrity without precluding potential public uses.

The Marina parking area adjacent to the Whaling Building will be used for interim parking. The parking area will be restriped to maximize parking availability and will provide the necessary ADA-accessible stalls. The parking area will include overhead lighting.

4 ENVIRONMENTAL SUMMARY

As the Project will provide multiple improvements to the site, it is helpful to understand the aggregate result of certain types of activities, particularly, to support regulatory evaluations and permitting needs. This subsection summarizes the activities within key environmental elements.

4.1 Fill and Excavation Below Ordinary High Water Mark

Some shoreline restoration will occur by removing existing riprap and concrete bulkheads and placing habitat gravel waterward of OHWM in order to create low-gradient slopes and provide a habitat substrate for migrating juvenile salmon. Table 2 summarizes the work below OHWM.

Table 2
Proposed Shoreline Grading Below Ordinary High Water Mark

Activity	Volume (cy)
Excavation/removal below OHWM	75
Installation of habitat gravel fill	1,462

Note:

cy = cubic yard

4.2 Change in Over-water Coverage Area

The Project will remove existing over-water coverage along the shoreline, including the existing Meydenbauer Beach Park public pier and the residential covered boat-moorage pier. The Project proposes to place a pier and seasonal swim float. Table 3 summarizes the existing and proposed over-water coverage.

Table 3
Existing and Proposed Over-water Coverage

Water Depth ¹	Description	Removed Over-water Cover (sf)	New Over-water Cover (sf)	Net Change (sf)
0–12 feet	Former residential piers ²	3,502		-3,440
	Existing covered boat moorage pier	434		
	Existing Meydenbauer Beach Park public pier	672		
	Proposed elevated grated walkway		1,168	
	0–12 Feet Subtotal:	4,608	1,168	
12+ feet	Proposed pier:			+5,831
	Elevated grated walkway		346	
	Grated gangway		240	
	Pier float and kayak launch		4,620	
	Proposed grated seasonal swim float		625	
	12+ Feet Subtotal:		5,831	
Total Over-water Cover Change:		4,608	6,999	+2,391

Notes:

1. Measured from Ordinary High Water Mark
 2. Removed in 2013 as interim action and public safety measure
- sf = square feet

4.3 Piling Removal and Installation

The Project will include removal and installation of pilings associated with in-water structures. These changes are summarized in Table 4.

Table 4
Piling Removal and Installation

Structure	Pile Type	Existing	Proposed
Existing Public Access Pier	12-in. treated wooden	16	
Existing Swim Area Floating Rope	12-in. treated wooden	1	
Existing Covered Boat Moorage	12-in. steel	1	
	9-in. wooden	17	
	12-in. treated wooden	3	

Structure	Pile Type	Existing	Proposed
Proposed Pier	14-in. steel		24
	16-in. steel		4
Proposed Seasonal Float	12-in. steel		2
Proposed Swim Area Rope	14-in. steel		2
Proposed Floating Rope	14-in. steel		3
Totals:		38	35

4.4 Wetlands

The three small emergent wetlands located in the Project area that will be disturbed to construct the Project include a total wetland area of 0.038 acre (1,665 sf). Wetland mitigation will occur on site within the Park and will be addressed through the creation of 4,796 sf of emergent, shoreline wetlands, constructed concurrently with the other elements of the Project. The location of the mitigation area was selected based on the ability to replace the ecological functions that will be impacted by the Project, and consists of existing disturbed upland areas between 10 and 20 feet from OHWM at a low gradient slope that will be part of the daylighted drainage channel (Figure 3). Table 5 summarizes the Project wetland impacts and proposed mitigation.

Table 5

Project Wetland Impacts and Proposed Mitigation

Wetland	2014 ¹ State Rating (Ecology)	Impacts (acres)	Mitigation Type	Mitigation Ratio ²	Mitigation Requirement (acres)
Wetland Impacts					
Wetland A	IV	0.026	Creation	1.5:1	0.039
Wetland B	III	0.002	Creation	2:1	0.004
Wetland C	III	0.01	Creation	2:1	0.02
Total Permanent Impacts:		0.038	Area Required Mitigation for Permanent Impacts:		0.063
Wetland Area Proposed for Mitigation:					0.11
Wetland Buffer Impacts					
Wetland A	IV	0.00	Creation	1:1	0.00
Wetland B	III	0.21 ^[3]	Creation	1:1	0.21
Wetland C	III	0.31 ^[3]	Creation	1:1	0.31
Total Buffer Impacts:		0.52	Area Required Mitigation for Buffer Impacts:		0.52
Buffer Area Proposed for Mitigation:					0.52

Notes:

1. Ecology 2015
2. City of Bellevue Land Use Code 20.25H.105
3. Wetland B and C buffers overlap; the total buffer for both wetlands is 0.52 and is not double-counted above.

4.5 Grading

The Project site will be graded to achieve the proposed design. Grading will include excavation and fill to achieve proposed grades. Table 6 summarizes the proposed upland grading.

Table 6
Upland Clearing and Grading

Project Element	Grading (acres)	Excavation (cubic yards)	Fill (cubic yards)
Upland grading	4.1	13,780	9,998

4.6 Vegetation Changes

The Project seeks to protect native vegetation and existing mature trees to the extent possible. Trees and other vegetation located in the area of proposed pathway and Park amenities will be removed; however, much of the native vegetation and mature trees with

the Ravine subarea will be protected. Exposed areas not slated for Park improvements, open lawn, or interim meadow will be replanted with native and ornamental tree and shrub species. The area of proposed native vegetation planting is more than 65,000 sf (1.5 acres). Table 7 summarizes the existing vegetation, vegetation proposed for removal, and net change.

Table 7
Vegetation Removal and Planting

Project Area	Existing Native and Ornamental Tree and Shrub Vegetation	Native and Ornamental Tree and Shrub Vegetation Proposed for Removal	Proposed Native and Ornamental Tree and Shrub Plantings¹	Net Change
Proposed OHWM to 200 feet	52,104 sf	34,075 sf	52,700 sf	+18,625 sf
Upland beyond 200 feet from OHWM	71,677 sf	39,135 sf	51,233 sf	+12,098 sf
Tree Count ²	252	96	234	+138

Notes:

1. Includes a total of 65,700 sf of native plantings, as shown on Figure 3.
2. Tree survey included all trees with diameter at breast height of 4 inches or greater. Figures 4a, 4b, 4c, and 4d show the planting plan and planting schedule.

OHWM = ordinary high water mark

sf = square feet

A tree survey of all trees in the Project area with a diameter at breast height (dbh) 4 inches or greater was performed as part of the investigation. Table 7 also summarizes the number of existing trees within the Project area, the number of trees proposed for removal, the number of trees proposed for planting, and the net change.

5 AVOIDANCE, MINIMIZATION, AND MITIGATION MEASURES

Habitat restoration is an integral part of the Project, and restoration elements are designed to balance potential impacts to natural resources resulting from the construction of park

improvements. Project elements that may potentially impact shoreline and aquatic habitats include the addition of over-water cover for shoreline access purposes, vibratory pile driving associated with the pier and seasonal float, the placement of fill below the OHWM of Lake Washington, and wetland impacts.

The proposed pier was reduced by over 40 feet in length from the conceptual design in the Meydenbauer Bay Park Land Use Plan. This reduction in size was completed to minimize the amount of habitat impact, while still meeting the purpose for the pier: to serve a variety of public access and recreational uses.

The proposed pier has been designed to acknowledge that the nearshore area (up to a water depth of 12 feet) is the area most used by and beneficial to migrating juvenile salmonids and spawning sockeye salmon. In an effort to avoid/minimize potential impacts, the design of the structure in the nearshore area was modified from a floating structure to an elevated walkway that will be up to 9 feet above the water surface. By elevating the walkway, the amount of light transmission to the nearshore aquatic habitat is anticipated to exceed that of a floating pier with 50 percent grating, which is the prescribed grating requirement for piers in Lake Washington by the Washington Department of Fish & Wildlife (WDFW).

The proposed seasonal swimming float was reduced in size by over 20 percent in response to agency feedback during pre-application meetings and a Project site visit.

A 400-foot-long log boom at the western extent of the Project was initially proposed to provide protection to swimmers and kayakers. However, this Project element was removed and replaced with a floating rope, in response to agency and tribal feedback.

The following Project elements are proposed to address/offset potential Project impacts:

- Remove over 350 lf of existing shoreline armoring by removing the concrete steps and riprap rock bulkheads and placing habitat gravel substrate in these areas.
- Remove an existing shoreline outfall in the Ravine subarea and daylight the stream to create an open channel. The shoreline nearshore area will be expanded at the mouth of the channel, where treated freshwater will enter the lake. This feature will provide refugia and feeding opportunities for migrating salmon. The channel will

also include a rock weir waterfall to serve as a barrier to fish entering the channel and to prevent stranding.

- Provide substantial improvements to the existing stormwater management system that will improve water quality prior to entering Lake Washington. These improvements include:
 - A new treatment area at the headwaters of the daylighted channel, small ponded wetland areas within the daylighted channel, and a bioretention area and vegetated swale in the Hillside subarea.
 - A low-impact development (LID) stormwater treatment system that features a bioretention area and cascading rock-lined swale for treatment of view terrace parking lot runoff.
- Install up to 65,700 sf of new native plantings within the Project site.
- Restore existing upland vegetation by removing invasive species and replanting with native plants.
- Remove existing debris (concrete) within the Project area within Lake Washington.

With the actions described above, the Project will largely improve aquatic and shoreline habitat compared to existing conditions.

6 CONSTRUCTION METHODS

The following subsections describe the anticipated construction methods associated with the Project.

6.1 Upland Demolition

Upland demolition activities will occur from land. Best management practices (BMPs) will be employed during proposed demolition work to address potential erosion or hazardous material spills. See Section 6, Construction Best Management Practices, for more information.

6.2 Removal of Existing In- and Over-water Structures

The existing Meydenbauer Beach Park public pier will be removed. This work is anticipated to be done using land-based crawler cranes and backhoes. The existing low-height timber and rock bulkheads along the shoreline would also be removed using similar land-based

equipment. Timber piles will be removed whole, wherever possible, by vibrating and pulling. Removal of whole piles is the preferred method because it aids in the removal of the creosote preservative adhering to the piles, if applicable. During removal, if a pile were to break above the mudline, an attempt would be made to pull the remainder of the pile to minimize disturbance of sediments. If this is not possible, the pile would be cut off 2 feet below the mudline and the hole filled with clean sand. Creosote-treated wood that is removed would be disposed of in accordance with Washington State's Dangerous Waste Regulations (Washington Administrative Code [WAC] 173-303) and Excluded Categories of Waste (WAC 173-303-071). All waste and debris generated by the Project would be collected and removed to a legally permitted waste disposal or recycling site.

6.3 Installation of New In- and Over-water Structures

Piles to support the new pier will be driven using a vibratory hammer; an impact hammer will be used to proof the piles. Vibratory pile installation will occur using a vibratory hammer attached to the top of the pile. This process begins by placing a choker around the pile and lifting it into vertical position with a crane. The pile is then lowered into position and set in place at the mudline. The pile is held steady while the vibratory hammer installs the pile to the required tip elevation. Piles for the access pier will be vibrated to within 2 or 3 feet of tip elevation and then impact driven for the remainder of the driving, to develop and proof the axial capacity required to support the pier.

Duration of vibratory pile driving time depends on the substrate conditions. Once a pile is set in place, pile installation with a vibratory hammer can take from less than 15 minutes under steady substrate conditions, to more than an hour under difficult substrate conditions, such as glacial till and bedrock, or exceptionally loose material in which the pile repeatedly moves out of position. The Project location is not expected to have difficult conditions for pile installation. The pile driving is expected to be done using a crane located on a barge offshore. An additional material staging barge may also be used to bring in the piles.

The floating pier will be constructed of precast concrete segments built off site and then assembled with post-tensioning cables at the site. This on-site assembly will take about 3 weeks. The floating pier will then be temporarily anchored in place with piles or anchors, and the guide piles will be driven through the attachment hoops to hold the finished pier in

its final position. Axial load-bearing capacity will not be necessary for float guide piles. The guide piles are for lateral loading from wind and waves only and will be vibrated to design tip elevation.

Pile driving for the floating pier is expected to take about 3 to 4 weeks. Pile driving for the fixed pier is expected to take 1 to 2 additional weeks. The deck of the fixed pier will be prefabricated to minimize over-water construction time. Installation of the deck is expected to take 2 to 3 additional weeks, using crane and material barges. Additional above-deck features of the fixed pier may take an additional 2 to 3 weeks of barge time to install.

6.4 Shoreline Grading and Nourishment

Grading work will be performed from the land and will using a variety of equipment, including dump trucks, front-end loaders, backhoes, and/or tracked excavators. All imported rock, woody debris, and beach gravel or other substrate materials will be brought to the site using dump trucks. Rock will be placed using either a backhoe or tracked excavator, and beach gravel will be placed with a tracked excavator or a front-end loader and bulldozer. BMPs will be employed during all proposed shoreline grading and nourishment.

6.5 Upland Grading

All proposed work will occur from the land. BMPs will be employed during all proposed upland work. Upland grading equipment is anticipated to be similar to shoreline grading equipment.

6.6 Construction Timing and Schedule

The Project is anticipated to begin once all permits and approvals are secured. In-water work will occur during the in-water work window designated by WDFW, the U.S. Army Corps of Engineers, National Oceanic and Atmospheric Administration Fisheries, and U.S. Fish and Wildlife Service. Phase 1 Construction is scheduled to occur over an 11-month period beginning in 2016.

7 CONSTRUCTION BEST MANAGEMENT PRACTICES

BMPs will be employed during construction to avoid or minimize impacts to the environment. The following BMPs will be implemented during construction of the Project.

7.1 General

- All work will be performed according to the requirements and conditions of the Project permits.
- Except for mobilization activities, in-water work will occur during the approved regulatory work window, or an approved extension of the work window.
- Turbidity and other water quality parameters will be monitored to ensure construction activities are in compliance with Washington State Surface Water Quality Standards (173-201A WAC).
- The contractor will be required to develop and implement a Spill, Prevention, Control, and Countermeasure (SPCC) Plan to be used for the duration of the Project to safeguard against an unintentional release of fuel, lubricants, or hydraulic fluid from construction equipment.
- The contractor will be required to implement and maintain temporary erosion and sediment control BMPs through construction until construction is complete and the site is vegetated.
- Excess or waste materials will not be disposed of or abandoned waterward of OHWM or allowed to enter waters of the State.
- No petroleum products; fresh cement, lime or concrete; chemicals; or other toxic or deleterious materials will be allowed to enter surface waters.
- The contractor will be required to retrieve any floating debris generated during construction using a skiff and a net. Debris will be disposed of at an appropriate upland facility.
- The contractor will be required to properly maintain construction equipment and vehicles to prevent them from leaking fuel or lubricants. If there is evidence of leakage, the further use of such equipment will be suspended until the deficiency has been satisfactorily corrected.

7.2 Pile Installation and Removal

- The removal of the treated piles will be consistent with the conditions and requirements of permits and approvals issued by local, State, and federal agencies.
- If encountered, creosote-treated wood that is removed would be disposed of in accordance with Washington State's Dangerous Waste Regulations (WAC 173-303) and Excluded Categories of Waste (WAC 173-303-071). All waste and debris

generated by the Project would be collected and removed to a legally permitted waste disposal or recycling site.

- If a pile breaks above the mudline, it will be cut 2 feet below the mudline.

8 REFERENCES

- Anchor QEA, 2014. *Draft Task 3.3 Preliminary Drainage Analysis Report for Meydenbauer Bay Park Phase 1*. Prepared for the City of Bellevue Parks and Community Services Department. August 2014.
- City (City of Bellevue), 1987. *Park, Recreation and Open Space Plan*. Approved by City Council on November 1, 1987.
- City, 2010. *Meydenbauer Bay Park and Land Use Plan*. Adopted December 2010.
- Ecology (Washington State Department of Ecology), 2014. WRIA 8 Cedar/Sammamish. Cited: September 7, 2014. Available at: <http://www.ecy.wa.gov/services/gis/maps/wria/number/wria8.htm>
- Ecology, 2014. Washington State Wetland Rating System for Western Washington. 2014 Updated. October 2014.
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- Hruby, T. 2004. *Washington State Wetlands Rating System for Western Washington: Revised*. Washington State Department of Ecology Publication No. 04-06-15. Olympia, WA: Washington State Department of Ecology.
- Hruby, T. 2014. *Washington State Wetlands Rating System for Western Washington: 2014 Update*. Publication #14-06-029. Olympia, WA: Washington State Department of Ecology.
- Salt Studio et al., 2014. *Task 3.5 Whaling Building Assessment Meydenbauer Bay Park Phase 1 Technical Memorandum*. Prepared for the City of Bellevue Parks and Community Services Department. July 14, 2014.
- Perteet (Perteet, Inc.), 2014. *Task 3.8 Traffic and Parking Demand Analysis Meydenbauer Bay Park Phase 1*. Prepared for the City of Bellevue Parks and Community Services Department. July 11, 2014.
- Moffat & Nichol, 2014. *Basis of Design, Meydenbauer Bay Park (MN#8442) Technical Memorandum*. Prepared for the City of Bellevue Parks and Community Services Department. June 16, 2014.

FIGURES

Figure 1a	Vicinity Map
Figure 1b	Project Site Aerial View
Figure 2	Existing Conditions
Figure 3	Composite Site Plan
Figure 4a	Planting Plan
Figure 4b	Planting Schedule – Ravine/Shoreline/Wetland
Figure 4c	Planting Schedule – Hillside/Rain Garden
Figure 4d	Planting Schedule – Swim Beach/Park Entry
Figure 5a	Ravine Subarea – Plan View
Figure 5b	Ravine Subarea – Materials Plan
Figure 5c	Ravine Subarea – Section J, K, L, and A
Figure 6a	Central Waterfront/Lake – Plan View
Figure 6b	Central Waterfront/Lake – Materials Plan
Figure 6c	Central Waterfront/Lake – Sections B, D, and F
Figure 6d	Central Waterfront/Lake – Sections G, H, and I
Figure 6e	Pier Structure Detail – Plan View
Figure 6f	Pier Structure Detail – Cross-sections
Figure 7a	Whaling Building Improvements – Plan View
Figure 7b	Whaling Building Improvements – Elevations
Figure 8a	Hillside Subarea – Plan View
Figure 8b	Hillside Subarea – Materials Plan
Figure 8c	Hillside Subarea – Sections C and E

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

Reviewed 3/1/2016
Approved n. 12

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the supplemental sheet for nonproject actions (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

Meydenbauer Bay Park Phase 1 Project

2. Name of applicant:

Robin Cole, City of Bellevue Parks and Community Services Department

3. Address and phone number of applicant and contact person:

450 110th Avenue NE
Bellevue, Washington 98009

4. Date checklist prepared:

April 3, 2015

5. Agency requesting checklist:

City of Bellevue

6. Proposed timing or schedule (including phasing, if applicable):

The Meydenbauer Bay Park Phase 1 Project (Project) is anticipated to begin once all the necessary permits and approvals are secured. In-water work will occur during the in-water work window designated by Washington Department of Fish & Wildlife (WDFW), U.S. Army Corps of Engineers (Corps), National Oceanic and Atmospheric Administration (NOAA) Fisheries, and U.S. Fish and Wildlife Service (USFWS). Construction is scheduled to occur over an 11-month period beginning in 2016.

*Construction
expected
2017*

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

This project represents the first phase of implementation of the Meydenbauer Bay Park and Land Use Plan (Bellevue 2010). While the timing of future phases of development is currently unknown, this project does assume that the all components of the Park and Land Use Plan will be constructed at some point in the future.

*Phase I
is independent
of future
phases.*

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- Meydenbauer Bay Park and Land Use Plan (Bellevue 2010); incorporated herein by reference
- Meydenbauer Bay Park and Land Use Plan Final Environmental Impact Statement (EDAW/AECOM 2009); incorporated herein by reference

*mm
3/1/2016*

- Parking and Traffic Demand Analysis Report
- Final Geotechnical Engineering Design Report
- Basis of Design Technical Memorandum
- Biological Assessment
- Cultural Resources Assessment
- Critical Areas Report
- Wetland Delineation Report

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

The City of Bellevue Utilities Department has plans to repair a sewer line within the boundaries of this project, although the timeline for that work has not been determined. The City of Bellevue Parks and Community Services Department has plans to remove two of the remaining residences on the site. The City of Bellevue owns all of the property for the proposed Project.

10. List any government approvals or permits that will be needed for your proposal, if known.

The following government approvals are anticipated to construct the project:

- Clean Water Act, Section 404 – Corps
- Rivers and Harbors Act, Section 10 – Corps
- National Environmental Policy Act – Corps
- National Historic Preservation Act, Section 106 Consultation– Corps and Washington Department of Archaeology and Historic Preservation
- Endangered Species Act, Section 7 Consultation – NOAA Fisheries and USFWS
- Clean Water Act, Section 401 – Washington Department of Ecology (Ecology)
- Coastal Zone Management Act – Ecology
- Magnuson-Stevens Fishery Conservation and Management Act Essential Fish Habitat Consultation – NOAA Fisheries
- Hydraulic Project Approval – WDFW
- Shoreline Substantial Development Permit with Conditional Use – City of Bellevue
- Conditional Use Permit – City of Bellevue
- Critical Areas Land Use Approval – City of Bellevue
- Site Construction Permits – City of Bellevue

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies

may modify this form to include additional specific information on project description.)

The Meydenbauer Bay Park Phase 1 Project is the first phase of the Meydenbauer Bay Park and Land Use Plan (Plan) adopted by the City in 2010 (Bellevue 2010). This Plan provides overarching vision, organization, and programming by defining aesthetic objectives, locating developed areas and natural ecological features, envisioning Meydenbauer Bay Park's physical spaces and amenities, and composing pedestrian connections between the waterfront and uplands. The Plan is broken out into phases due to funding constraints. There is no funding currently identified for phases beyond the current Project. Future phases of the Plan will be permitted separately as funding allows.

The Project includes the following subareas of the Park and Land Use Plan:

- Ravine
- Central Waterfront and Lake
- Hillside
- Whaling Building

See the Project Description (Attachment 1) for a complete description of the Project.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Project is located on Meydenbauer Bay, on Lake Washington's eastern shoreline, in Bellevue, King County, Washington (Township 25 North, Range 5 East, Section 31; see Attachment 2, Figure 1). For the purposes of this project, Lake Washington Boulevard represents project north and runs east and west. The Project encompasses 6.7 acres of waterfront property along Meydenbauer Bay on Lake Washington (Attachment 2, Figure 1b). It is located approximately 0.25 mile from Bellevue's downtown and Downtown Park. The Park includes the existing Meydenbauer Beach Park, located at the Project's western boundary, and extends eastward to 99th Avenue NE, the Whaling Building, and Bellevue Marina. The Project site is bordered by Lake Washington Boulevard NE to the north and Lake Washington to the south.

Mr. J.
3/1/2016

B. Environmental Elements

1. Earth

- a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

- b. What is the steepest slope on the site (approximate percent slope)?

The Project site is characterized by steep slopes covering the majority of the site. Slopes extend between 65 and 75 vertical feet, from the north, Lake Washington Boulevard NE, to the south, Lake Washington. There are flatter areas along the shoreline, particularly along the existing Meydenbauer Beach Park shoreline. The ravine's side slopes are very steep, with slope exceeding 40 percent.

most
slopes
under 40%
except
as noted,
Geohazard areas
regulated
by WAC 10-25H

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The Project area consists of Alderwood gravelly sandy loam and Arents, Alderwood material (USDA 2015). The property does not contain agricultural land of long-term commercial significance.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no known indications or history of unstable soils in the immediate vicinity.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Grading will occur over 4.1 acres throughout portions of the site. Grading will be conducted to allow the construction of park features including pedestrian access, stormwater management, and recontouring the shoreline in order to provide a more natural shoreline transition area. The Project proposes to excavate approximately 13,780 cubic yards of material from uplands and 75 cubic yards of material from below ordinary high water mark (OHWM). In addition, the Project proposes to place 9,998 cubic yards of fill in the uplands and approximately 1,462 cubic yards of habitat gravel below OHWM.

Filling below OHWM will occur primarily near the shoreline with approved gravels designed to enhance aquatic habitat. The habitat gravel is expected to improve the existing

am
3/1/2016

shoreline habitat compared to what exists today. All fill material will be clean and sourced from approved borrow facilities.

See the Project Description (Attachment 1) for more details on proposed filling, excavation, and grading.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Minor erosion could occur from the Project during grading and fill activities.

Impacts
Addressed
by DEC 23.76

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The Project proposes to add a total of 870 square feet of new impervious surfaces, for a total of approximately 32.5 percent of coverage for the upland area. The impervious surfaces include paved walkways and the proposed bathhouse.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

- Construction of the Project will comply with water quality requirements imposed by Ecology (Chapter 173-201A Washington Administrative Code [WAC]), which specify a mixing zone beyond which water quality standards cannot be exceeded.
- The contractor will be responsible for the preparation and implementation of a Spill Prevention, Control, and Countermeasures (SPCC) Plan to be used for the duration of the Project. The Plan will be submitted to the Project engineer prior to the commencement of any construction activities. A copy of the Plan with any updates will be maintained at the work site by the contractor.

NPDES
Permit
Required
per DEC.
23.76

See the Project Description (Attachment 1) for a comprehensive list of Best Management Practices (BMPs) proposed to be used to minimize potential effects of the Project.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Exhaust and odor from construction equipment will be the primary sources of emissions during construction. Fugitive dust could also be generated during dry periods of construction. Any impact to air quality will be localized and temporary, and no permanent impacts to local air quality are anticipated.

as done
3/1/2016

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no known sources of off-site emissions or odor that may affect the Project.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

BMPs will be implemented to avoid adverse impacts to the air, such as measures to control dust and limit idling of vehicles.

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The Project site is adjacent to Lake Washington. There are three wetlands on the site (Attachment 2, Figure 2), identified in the Critical Areas Report (Attachment 3) as Wetland A, B and C.

impacts addressed by LUC 20.251+

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, the Project will involve grading, placement of fill, paving, planting of native vegetation, and the placement of over-water cover within Lake Washington. See the Project Description and associated figures (Attachments 1 and 2, respectively) for more details on proposed activities within 200 feet of Lake Washington.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Table 1 below shows the amount of excavation and fill proposed below OHWM of Lake Washington. Grading is being conducted to recontour the shoreline to a more natural transition from the water to the uplands. Filling below OHWM will occur primarily near the shoreline, to enhance the habitat with approved gravels designed to enhance aquatic habitat. The habitat gravel is expected to improve the existing shoreline habitat compared to what exists today. All fill material will be clean and sourced from approved borrow facilities.

M. Tami
3/1/2016

Table 1
Proposed Shoreline Grading Below Ordinary High Water Mark

Proposed Fill Removal or Placement	Volume (cy)
Proposed excavation below OHWM	75
Proposed habitat gravel fill	1,462

*Supposed
Addressed
in
23.76
14C 20.25 ft*

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

The Project does not require surface water withdrawals or diversions.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The elevation of Lake Washington is maintained by the Corps; therefore, it does not have a regulated floodplain. /

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The Project does not propose to discharge waste materials to surface waters.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater withdrawals are proposed as part of the Project.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste materials are anticipated to be discharged to groundwater as part of this project.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff will be generated from stormwater across the impervious surfaces of the site.

The Project will provide improvements to the existing stormwater management system to improve water quality prior to entering Lake Washington, including a new

*M. Lauer
5/1/2016*

treatment area at the headwaters of the daylighted channel, small ponded wetland areas within the daylighted channel, and a bioretention area and vegetated swale in the hillside subarea.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Waste materials, including diesel fuel and lubricating oils from accidental leakage from heavy equipment and vehicles, could enter ground or surface waters. BMPs will be implemented to reduce or avoid potential discharges.

See
BCC 23.76
for additional
regulations
dmd's

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The Project is not expected to substantially alter or affect drainage patterns. The site currently slopes toward Lake Washington. The Project will implement stormwater treatment measures to collect and treat stormwater before it enters Lake Washington.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Measures to reduce or control surface water during construction include the following:

- Construction of improvements to the stormwater capture and treatment system
- The contractor will be responsible for the preparation and implementation of a Construction Stormwater Pollution Prevention Plan (SWPPP) and a Spill Prevention, Control and Countermeasures (SPCC) Plan to be used for the duration of the Project. The SWPPP and SPCC Plan will both be submitted to the Project Engineer prior to the commencement of any construction activities. A copy of these plans with any updates will be maintained at the work site by the contractor.
- The contractor will be required to implement and maintain temporary erosion and sediment control (TESC) BMPs through construction until construction is complete and the site is vegetated.

See
BCC 23.76
for further
mitigation
requirements

4. Plants

- a. Check the types of vegetation found on the site:

 X deciduous tree: alder, maple, aspen, other

 X evergreen tree: fir, cedar, pine, other

 X shrubs

M. J.
3/1/2016

☒ grass

☐ pasture

☐ crop or grain

☐ Orchards, vineyards or other permanent crops.

☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

The Project seeks to protect native vegetation and existing mature trees to the extent possible. Many of the native vegetation and mature trees with the ravine area will be protected. Trees and other vegetation located in the area of proposed pathway and park amenities will be removed. Table 2 summarizes the existing vegetation, vegetation proposed for removal, and net change.

Table 2
Vegetation Removal and Planting

Project Area	Existing Native and Ornamental Tree and Shrub Vegetation (sf)	Native and Ornamental Tree and Shrub Vegetation Proposed for Removal (sf)	Proposed Native and Ornamental Tree and Shrub Plantings (sf)	Net Change (sf)
Proposed OHWM to 200 feet	52,104	34,075	55,900	+21,825
Upland beyond 200 feet from OHWM	71,677	39,135	51,233	+12,098

See the Project Description (Attachment 1) and the Critical Areas Report (Attachment 3) for more information regarding vegetation removal.

m.ian
3/1/2016

- c. List threatened and endangered species known to be on or near the site.

There are no known threatened or endangered plant species on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The Project proposes to plant native shoreline vegetation along shoreline as well as to restore upland vegetation by removing invasive species and replanting with native plants in areas where grading is proposed.

- e. List all noxious weeds and invasive species known to be on or near the site.
Noxious weeds known to be on or near the site include:

Rubus armeniacus (Himalayan blackberry), *Polygonum cuspidatum* (Japanese knotweed),
Cirsium arvense (Canadian thistle), *Hedera hibernica* (English ivy), *Iris pseudoacorus*
(Yellow-flag iris)

Native veg required in shoreline buffer areas, steep slopes
7/40/10
Shannon Seiko
LUC 20.2514

See the Critical Areas Report (Attachment 3) for a complete list of plant species found at the site.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

Table 3 lists threatened and endangered species known to be on or near the site:

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3/1/2016

Table 3
ESA-listed Species Anticipated to be within the Project Area

Common Name	ESA Status	Agency	Effects Determination	Critical Habitat	Critical Habitat Effects Determination
Chinook salmon Puget Sound ESU	Threatened	NMFS	LTAA	Designated	NLTAA
Steelhead Puget Sound DPS	Threatened	NMFS	LTAA	None designated in Lake Washington (proposed January 2013)	N/A
Bull trout Coastal- Puget Sound DPS	Threatened	USFWS	LTAA	Designated	NLTAA
Marbled murrelet	Threatened	USFWS	NLTAA	None designated in Action Area	N/A

Source: Anchor QEA 2015

Notes:

DPS = Distinct Population Segment

ESU = Evolutionary Significant Unit

LTAA = likely to adversely affect

NLTAA= not likely to adversely affect

NMFS = National Marine Fisheries Service

USFWS = U.S. Fish and Wildlife Service

- c. Is the site part of a migration route? If so, explain.

The Project site is within the Pacific Flyway for waterfowl. Lake Washington is also a migration route for fish species.

Puget Sound Chinook, Sockeye, Coho

- d. Proposed measures to preserve or enhance wildlife, if any:

Habitat restoration is an integral part of the Project, and restoration elements are designed to balance potential impacts to natural resources resulting from the construction of park improvements.

The following project elements are proposed to improve habitat conditions for fish and wildlife:

- Remove over 350 lf of existing shoreline armoring by removing the concrete steps and riprap rock bulkheads and placing habitat gravel substrate in these areas.
- Remove an existing shoreline outfall in the Ravine subarea and daylight the stream to create an open channel. The shoreline nearshore area will be expanded at the mouth of

3/1/2016
H. T.

the channel, where treated freshwater will enter the lake. This feature will provide refugia and feeding opportunities for migrating salmon. The channel will also include a rock weir waterfall to serve as a barrier to fish entering the channel and to prevent stranding.

- Provide substantial improvements to the existing stormwater management system that will improve water quality prior to entering Lake Washington. These improvements include:
 - A new treatment area at the headwaters of the daylighted channel, small ponded wetland areas within the daylighted channel, and a bioretention area and vegetated swale in the Hillside subarea.
 - A low-impact development (LID) stormwater treatment system that features a bioretention area and cascading rock-lined swale for treatment of view terrace parking lot runoff.
- Install up to 65,700 sf of new native plantings within the project site.
- Restore existing upland vegetation by removing invasive species and replanting with native plants.

With the actions described above, the Project will largely improve aquatic and shoreline habitat compared to existing conditions.

- e. List any invasive animal species known to be on or near the site.

There are no known invasive animal species known to be on the site. However, The New Zealand Mud Snail (*Potamopyrgus antipodarum*) and the Red Swamp Crayfish (*Procambarus clarkia*) are known to inhabit Lake Washington (RCO 2015).

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be needed for elements of the Project. The elements include lighting for pathways and the pier, as well as power for lighting, heat, and hot water for the bathhouse.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

H. Pauer
3/1/2016

The Project is not expected to cause new sources of shading that would preclude the future use of solar power.

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

The Project will utilize low-voltage LED lighting where possible. This is expected to not only reduce power usage at the site, but also minimize the transmission of light to adjacent properties during low light conditions.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe.

The intent of this proposal is to create both passive and active recreation. There is no known risk of exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal.

- 1) Describe any known or possible contamination at the site from present or past uses.

There is no known contamination at the site. Due to the past use of the site as residential, there could be a chance to encounter minor amounts of hazardous waste from activities such as vehicle maintenance or yard care.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

According to the review of Ecology's Facility Site Database (2015), the Meydenbauer Marina has an underground storage tank. However, there appears to be no leaks documented at the site.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Petroleum products will be stored on site temporarily to fuel construction vehicles. A portion of the site will be used for parking. Small leaks from vehicles may occur during the life of the Project. No other storage or production of hazardous materials is expected.

- 4) Describe special emergency services that might be required.

The Project is not expected to result in the need for special emergency services.
Access to the site will be provided for emergency vehicles.

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- 5) Proposed measures to reduce or control environmental health hazards, if any:

The contractor will prepare a SPCC Plan to identify means to address potential spills during construction.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Sources of existing noise include sounds generated from water craft, traffic on Lake Washington Boulevard, and residential properties near the site. However, these sources of noise are not expected to affect the Project.

*Process turned Govt
Noise regulated
RCW 79A.60*

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise will be generated from construction of the Project. These noises are expected to be short-term in duration through construction. Noise will generally occur during daylight hours, as allowed by Bellevue Municipal Code. Once the Project is complete, no additional noise is expected beyond that generated from active and passive recreation.

*Mitigated
by
RC 9.18*

- 3) Proposed measures to reduce or control noise impacts, if any:

Construction will occur during times allowed by the City of Bellevue noise ordinances.

*Sounds from
boat generation
exempt under
RC 9.18*

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The northwest portion of the site is currently used as Meydenbauer Beach Park, for public recreational activities. The remainder of the site is vacant or under leased residential use. Two leased residences (in the Central Shoreline/Waterfront and Hillside subareas) are planned for removal. The Project is not anticipated to affect current land uses on nearby or adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

There is no known use of the site for as working farmlands or working forest lands.

[Signature]

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

There are no nearby farming or forest uses; therefore, no effects are anticipated.

- c. Describe any structures on the site.

The existing Meydenbauer Beach Park includes a 1,000 sf restroom facility and a variety of upland park amenities, including concrete pathways, a play area, picnic tables, benches, and stairs leading to a viewing area. The Whaling Building is located on the eastern extent of the Project site, within the Bellevue Marina. It is built on a pier sitting over the water on Lake Washington. The Whaling Building was first constructed in 1928 and served as the winter port for American Pacific Whaling Company vessels until the mid-1940s. The Whaling Building has undergone renovations, repairs, and alterations several times in the past. The original building was reduced to its current size during repairs by its previous owner after damage in the 1996 snowstorm. The Whaling Building currently provides storage space for the marina, and includes a restroom for marina use.

- d. Will any structures be demolished? If so, what?

Yes, the existing bathroom and public pier at Meydenbauer Beach Park will be removed, along with a covered boat moorage pier (Attachment 2, Figure 2).

- e. What is the current zoning classification of the site?

The zoning is currently residential (R-1.8, R-3.5 and R-30) (Bellevue 2013).

- f. What is the current comprehensive plan designation of the site?

The site is designated both High Density Multi-Family (MF-H) and Medium Density Single-Family (SF-M) (Bellevue 2013).

- g. If applicable, what is the current shoreline master program designation of the site?

The Shoreline Master Program designations are the same as the comprehensive plan (MF-H and SF-M) (Bellevue 2013).

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Coordination with the City identified the following four types of critical areas within the Project area: Habitat Associated with Species of Local Importance (Land Use Code [LUC] 20.25H.150), Wetlands (LUC 20.25H.095), Shorelines (LUC 20.25E.017) and Geologic Hazard Areas (LUC 20.25H.120).

See
LUC
20.25H
3/1/2015

- i. Approximately how many people would reside or work in the completed project?
The new park will likely require routine maintenance by Parks staff, but this work is expected to be and accomplished by existing staff. The Project will not create residential units.
- j. Approximately how many people would the completed project displace?
The completed Project will not displace any people.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
No measures are proposed to avoid or reduced displacement impacts.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The Project elements and anticipated uses have been reviewed against the City of Bellevue LUC to ensure compatibility.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
There are no nearby agricultural or forest lands of long-term commercial significance; therefore, no measures are proposed to ensure compatibility.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
The Project will not create new housing.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
The City has lease agreements with the residents who are remaining on the City-owned property; in accordance with the lease provisions, two residences are planned for removal in the Central Shoreline/Waterfront and Hillside subareas.
- c. Proposed measures to reduce or control housing impacts, if any:
When the property was sold to the City for the purpose of the park development, the City worked with the residents to develop long-term lease arrangements. These lease arrangements provided flexibility for the residents to remain on the property for a specified term, which the City will honor.

A. Tamm
3/1/2016

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The Beach House is the tallest proposed structure, at approximately 15 feet above grade. The exterior building material will be concrete, clad with wood siding. In addition, an elevated walkway and pier will be constructed from shore and extend out over the water. The elevated walkway will be approximately 8 feet above grade at its highest point.

- b. What views in the immediate vicinity would be altered or obstructed?

Views are not expected to be obstructed by the beach house because it is set back into the hillside. Views for beach users could be partially altered from the construction of the new elevated walkway that will connect to the proposed pier. The purpose of the elevated walkway and pier is to enhance views for park users because the users would be able to look from the water back to shore. However, due to the profile and size of the structures, neighboring views towards the park should not be affected by the elevated walkway.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

The Project proposes various elements designed to create a memorable waterfront park while balancing the Project site's natural setting with public access opportunities. Design elements account for the context of the area.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposed Project will generate new sources of lighting with the placement of low-voltage LED lighting along the pathways and dock. Additional lighting will be placed at the Beach House. The lighting would be used primarily at night for safety purposes.

*dock sky
lighting
required*

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

The lighting is designed to minimize spillage off site. The minimum amount of lighting will be used to ensure safe pedestrian access through the Park during hours of low light. This lighting is not expected to cause a safety hazard or interfere with views. The lighting from the Park is not expected to exceed the existing lighting emitted from the adjacent marina and condominiums.

- c. What existing off-site sources of light or glare may affect your proposal?

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The Meydenbauer Marina, immediately to the east of the Project, and the adjoining condominiums emit light to illuminate the marina as well as common grounds of the site. However, this light is not expected to substantially affect the Project.

- d. Proposed measures to reduce or control light and glare impacts, if any:

The minimum amount of illumination was chosen that still provides adequate vision for pedestrians to walk through the Park during low light hours. Lighting is also designed to face inward along trails and lower to the ground, to minimize spillage off site.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

The proposed Project will incorporate the existing Meydenbauer Beach Park. Meydenbauer Beach Park is approximately 2.44 acres and sites along the western side of the Project area and offers swimming and beach access. The proposed Project will expand the Park and increase the recreational opportunities to Park users, including expanding trails, open areas, beaches and non-motorized vessel launch and access.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

Access to the existing Meydenbauer Beach Park will be restricted during construction. However, once complete, the new Meydenbauer Bay Park is expected to improve recreational opportunities compared to what exists today.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The intent of the Project is to improve recreational opportunities, therefore no measures to reduce or control impacts are currently proposed.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

Yes, the Whaling Building, which is located on an existing dock, is over 45 years old and has been determined to be eligible for listing on the National Register of Historic Places.

See the Cultural Resources Assessment (Attachment 4) for more information on this building.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are no known landmarks, features, or other evidence of Indian or historic use or occupation.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

A Cultural Resources Assessment was completed for the Project, which included archival research and field investigation by an archaeologist. Results of the survey are documented in Attachment 4.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Proposed modifications to the Whaling Building are consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties. Therefore, the Project is not anticipated to have adverse effects on the Whaling Building.

No archaeological material was discovered through shovel test pits, therefore no measures are proposed to avoid or minimize potential effects to resources.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

As shown in Attachment 2, Figure 2, the Project is bordered by Lake Washington Boulevard NE to the north and 99th Avenue NE to the east. 98th Place NE also provides access to the ravine area from the north. All three of these streets will provide access to the Project. A bus pull-out will be constructed on Lake Washington Boulevard NE, and parking will be provided at the terminus of both 99th Avenue NE and 98th Place NE.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes, King County Metro provides several bus routes near the Project area along NE 4th Street and Bellevue Way NE (King County Metro 2014).

- c. How many additional parking spaces would the completed project or non-project proposal have?

How many would the project or proposal eliminate?

The site has 105 existing parking stalls, including American with Disabilities Act (ADA) stalls. The proposed Project will modify and expand the available parking to a total of 119 parking stalls. Forty-two of the existing and future parking spaces are shared with Bellevue Marina moorage tenants.

see
staff
report

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The Project will include modifications to Lake Washington Boulevard NE, to allow for a bus pull-out along the shoulder. Improvements are also planned along 99th Avenue NE, including installation of lighting, sidewalks, and drop-off facilities.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The proposal will use water transportation in the form of recreational boating. Short-term moorage will be provided to non-motorized craft, and short-term moorage is already in place at the adjacent marina, for motorized boats under 26 feet.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The improvements for the Park and Marina are expected to generate 25 peak-hour trips (Perteet 2014). These trips are expected to be primarily passenger-vehicle trips.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The proposed Project is not expected to affect the movement of agricultural or forest products.

- h. Proposed measures to reduce or control transportation impacts, if any:

No measures are proposed to reduce or control transportation impacts.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The Project is not expected to substantially increase the need for public services.

M...

- b. Proposed measures to reduce or control direct impacts on public services, if any.

There are no measures proposed to reduce or control impacts on public services.

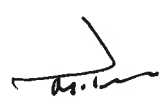
16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic
system, other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

There are no new utilities proposed for the site. The Project will utilize the existing utilities.



References

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- EDAW/AECOM, 2009. *Meydenbauer Bay Park and Land Use Plan. Final Environmental Impact Statement*. Prepared for City of Bellevue Planning and Community Development and Parks and Community Services. Prepared by EDAW/AECOM. Issued November 12, 2009.
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- RCO (Washington Recreation and Conservation Office), 2015. Washington Invasive Species Council; Priority Species. Available from: <http://www.invasivespecies.wa.gov/> Accessed February 13, 2015.
- USDA (U.S. Department of Agriculture), 2015. Web Soil Survey. Available from: <http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>. Accessed: February 13, 2015.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Glenn Kost

Name of signee Glenn Kost

Position and Agency/Organization CIP Manager / COB Parks

Date Submitted: 4/15/15

MEMORANDUM

To:	Peter Hummel, ASLA, Anchor QEA, LLC	Date:	December 15, 2015
From:	Darrell Smith, PE, Perteet Inc.	Project:	20130266
Cc:	File		
Re:	Final Meydenbauer Bay Park Phase I Traffic and Parking Demand Analysis		

INTRODUCTION

Meydenbauer Bay Park Phase I proposes to improve/develop a 6.7 acre city park, construct street frontage improvements, and define parking at Bellevue Marina. Figure 1 gives a brief overview of project limits and the location of the project proposed 128 parking stalls (118 off street and 10 on street parking stalls). Presently, there are 108 parking stalls located within the project limits (89 off street and 19 on street stalls).

The purpose of this memorandum is to provide a traffic and parking demand analysis for Phase I of the Meydenbauer Bay Park Phase I project. The analysis has been prepared to support project-level environmental review under the State Environmental Policy Act (SEPA). The analysis builds off of the traffic and parking analysis that was completed for the *Meydenbauer Bay Park and Land Use Plan – Final EIS* (EDAW AECOM, 2009), and includes an updated parking demand study as well as consideration of new parking and traffic studies that have been prepared for other projects in the vicinity of Meydenbauer Bay Park. Based on the results of the analysis, this memorandum provides refinements to parking configurations that were presented in the Meydenbauer Bay Park Land Use Plan, which will serve the needs of the Phase 1 project.

REFERENCE MATERIALS

Several previous studies were reviewed in order to conduct the analysis for the Phase 1 project. The *Meydenbauer Bay Park and Land Use Plan – Final EIS* (EDAW AECOM, 2009) provided insight on the methodology used during the planning process, which served as the foundation for the parking and traffic analysis included in this study. Two additional documents—*Bellevue Downtown Park Parking Study* (Gibson Traffic Consultants 2013) and

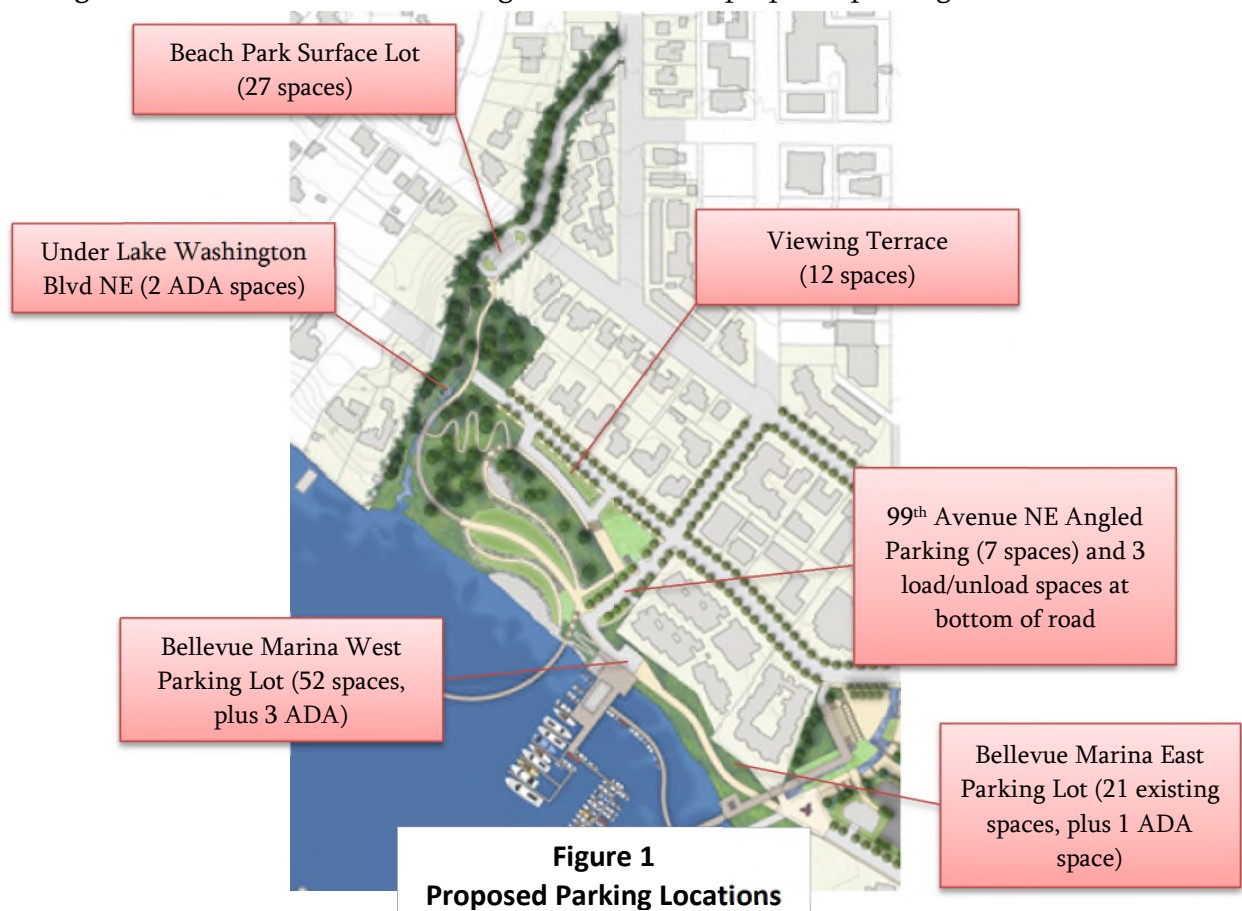
Old Bellevue Parking Study (Transpo Group 2014)—supplied updated information on parking supply since the EIS analyses were in 2007 and 2008. Email correspondence with Bellevue provided the current number of marina slips (86) which will be reduced by six in the development of the Phase 1 project, and the permitted area for the Phase 1 park improvements (6.7 acres).

Phase 1 Parking Facilities

Parking for the Phase I project is proposed at the following locations:

- Bellevue Marina West Parking Lot: 52 spaces (plus 3 ADA spaces)
- Bellevue Marina East Parking Lot (adjacent to SE Bellevue Place): 21 existing spaces (plus 1 ADA space)
- Beach Park Surface Lot: 27 spaces
- Under Lake Washington Boulevard NE: 2 ADA spaces
- 99th Avenue NE Angled Parking: 7 spaces
- 99th Avenue NE Load/Unload Parking: 3 spaces
- Viewing Terrace: 12 spaces

The total of 128 spaces will be provided through reconfigurations and improvements of some existing facilities as described below. Figure 1 shows the proposed parking locations.



Bellevue Marina and Beach Park Lots

The existing parking lot at the Bellevue Marina at Meydenbauer Bay will be improved by establishing painted parking stalls in areas on the west side of the lot that are currently not striped, including four ADA parking spaces (Figure 3). Parking on the east side of the marina is already marked (21 spaces, plus 1 ADA stall). The newly striped stalls will be a mixture of standard, compact, and parallel stalls, which is consistent with WSDOT guidance for the conditions at this location. The ADA parking spaces that are accessible for cars and vans are 11 feet wide and connect to an access ramp area. This access area may be shared by multiple accessible parking spaces (as shown in Figure 3). City of Bellevue, WSDOT (Roadside Manual 630), 2010 ADA Standards, and 2015 ADA Compliance Brief require that at least two ADA spaces be provided in parking lots with 26 to 50 parking spaces. In this case, the proposed channelization creates 55 designated stalls, three of which are accessible. However, the total Marina parking lot when refurbished will contain 77 parking stalls, of which 4 (3 west of bollards and 1 to east) will be ADA compliant. One of the three ADA stalls along the western portion of the Marina parking lot will be van-accessible. Therefore, the entire Marina parking lot will be in full ADA compliancy. Note that this strategy does not significantly improve the theoretical parking supply in this lot, but it does help ensure that the lot is consistently used efficiently, which will boost the actual parking supply during times of peak demand.

Currently, there is a small ADA parking lot underneath Lake Washington Boulevard NE that provides two accessible stalls. Per the WSDOT requirement specified above, these stalls must be maintained.

After the marina parking is modified per the project improvements, it will include 4 ADA parking spaces in order to provide accessibility for park and marina users. Between the Beach Park lot and the revised Marina lot, there will be 6 accessible parking spaces for park and marina visitors. One of those 6 accessible parking spaces shall be van-accessible.

99th Avenue NE Angled Parking

The Phase I project would continue angled parking at this location. The parking supply for this street segment (9) is currently located along the east side of 99th Avenue NE. Phase I will

remove the east 9 parking stalls; however, the project will provide 7 angled stalls on the west side of 99th Avenue NE, and 3 load/unload spaces near the bottom of the street. Therefore, 10 parking stalls will be located along 99th Avenue NE. Access to the Marina Parking Lot will be provided at the bottom of 99th Avenue NE.

Viewing Terrace

The Park and Land Use Plan identified 12 parallel parking spaces at the Viewing Terrace. The 12 parallel parking stalls located in the Viewing Terrace replace the 10 parallel unmarked parking stalls located along Lake Washington Boulevard. Angled parking could be installed here, though the gain would be minimal, and those angled spaces would prompt modifications to the proposed layout and require additional width. As a result, installing 12 parallel spaces on the view side of Viewing Terrace location is proposed for the Phase I project in conjunction with one-way traffic.



Figure 2
Potential Terrace Parking

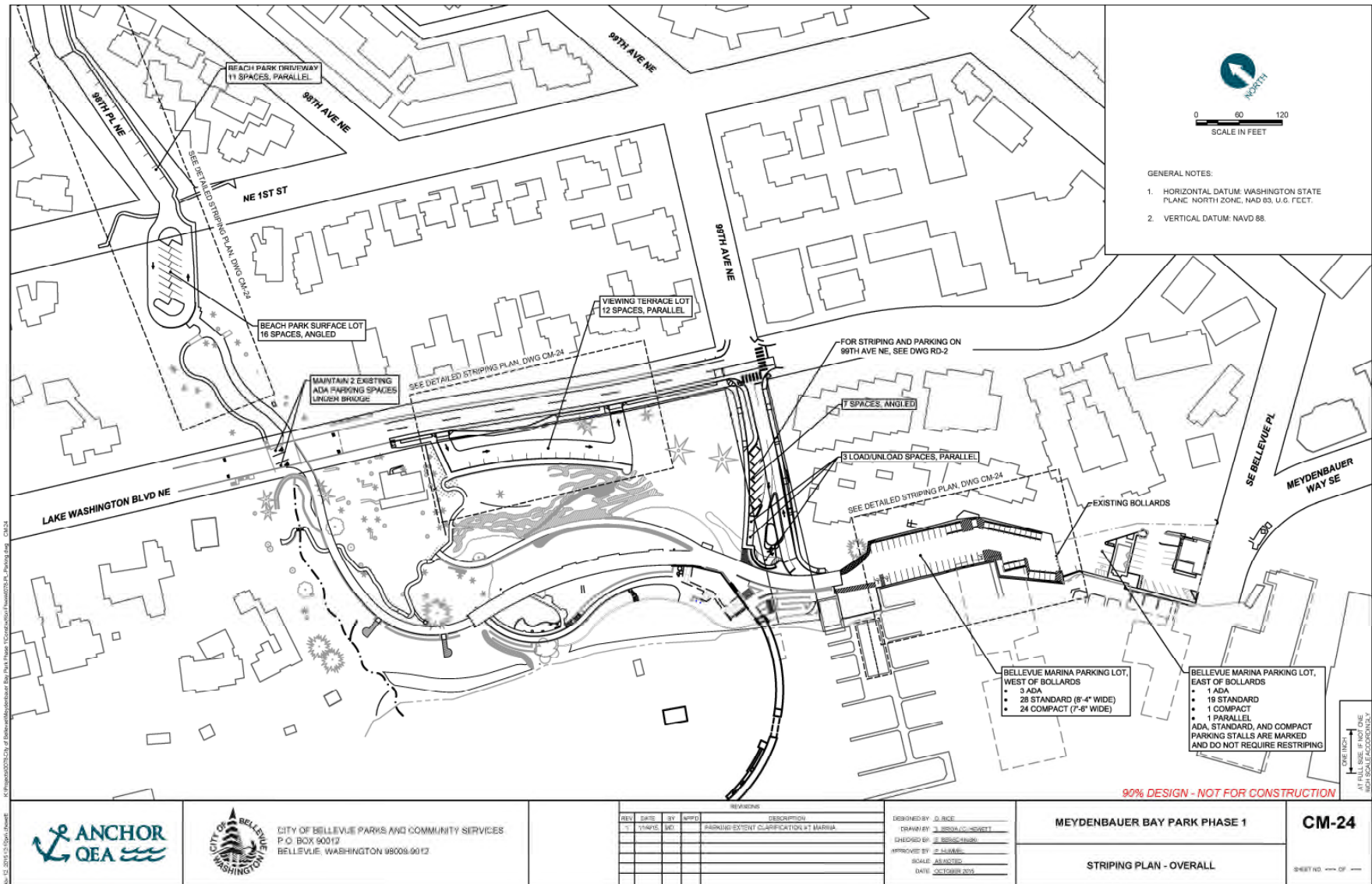


Figure 3
Marina Parking

In total, the Phase I project would increase the total parking supply (for the park and marina) from 108 (existing) to 128 stalls (proposed). The projected peak parking demand for the park and marina is 99 vehicles, according to the 4th Edition Parking Manual published by ITE and the Bellevue Land Use Code. Table 1 shows the revised parking supply in the area.

Table 1
Revised Parking Supply for Phase 1 and Marina

Location	Existing	Phase 1	
		Demand	Revised
Beach Park surface parking lot and ADA spaces	29	42 (park) ¹	29
Lake Washington Blvd NE on-street (south side)	10		0
Viewing Terrace	0		12
99th Avenue NE on-street (west side)	9	57 (marina) 2	10
Bellevue Marina surface parking lot (both sides)	60		77
TOTAL	108	99	128

¹ 6.7 acres at 5.1 stalls per acre, rounded up. See 4th Edition ITE Parking Manual. To be conservative, we utilized 6.2 stalls per acre per ITE feedback.

² 80 slips at 0.5 stalls per slip, rounded up. 14 visitor moorage slips at 0.5 stalls per slip. Duplexes (4 units at 2 stalls/unit). Ice House (2 units at 1 stall/unit). See Bellevue Land Use Code §20.20.590.

The proposed 77 parking stalls located in the marina include 52 stalls and 3 ADA stalls west of bollards that currently divide the Marina parking lot. An additional 22 parking stalls are located to the east of the bollards, one of which being an ADA stall. Parking supply will continue to meet demand after Phase 1 improvements are constructed based on the strategies outlined above. We recommend maintaining the 27 spaces at the Beach Park surface lot, keeping the 2 ADA stalls underneath Lake Washington Boulevard NE, installing 12 parallel parking spaces at the Viewing Terrace, striping the Marina parking lot to achieve 52 designated stalls (plus 3 ADA spaces), utilizing angled and load/unload parking to create 10 spaces on the west side of 99th Avenue NE, and maintaining the existing 22 parking stalls east of the bollards in the Marina parking lot. The overall park will contain 6 ADA stalls, one of which will be van-accessible and located in the Marina parking lot.

REVIEW OF CITY PARK PARKING STANDARD

The City of Bellevue and most all other cities do not have a specific code requiring a given amount of parking for city parks. Therefore, Perteet relied on the 4th Edition ITE Parking Manual which states peak parking for a city park is 2.3 to 5.1 parking stalls per acre. We also consulted with the Institute of Traffic Engineers to see if there were other sources of data to consider. Demand ranged from 5.0 to 6.2 parking stalls per acre of park. Perteet recommends utilizing the high range of these values (6.2 parking stalls per acre).

We also reviewed five city parks located along Lake Washington to understand the level of parking those parks had provided per acre of developed waterfront park.

Table 2
Waterfront City Park Parking Supply Comparison

Local Waterfront Parks	Size in Acres	Stalls	Stalls per Acre
Houghton Beach Park – Kirkland	4.5	38	8.4
Waverly Beach Park – Kirkland	2.6	20	7.7
Log Boom Park – Kenmore	7.7	46	6.0
Clarke Beach Park – Mercer Island	8.6	76	8.8
Gene Coulon Memorial Beach Park – Renton	10.9	84	7.7

This data is consistent with the amount of parking this project is proposing. Lastly, we communicated with the City of Bellevue's Lifeguard Supervisor and park maintenance and verified no written complaints regarding parking had been received during the peak season. Based on the parking demand and parking supply data collected for city parks, utilizing a 6.2 parking stall per acre standard is appropriate.

MARINA EXISTING PARKING DEMAND

During the summer of 2015, the City of Bellevue performed detailed parking demand counts at Bellevue Marina (Piers 1, 2, and 3) from June 12 to September 6. For the 2:00pm peak parking hour at the marina, 25 cars on average were observed to be parked. This equates to a 42% utilization rate. For the 6:00pm parking hour at the Marina, 20 cars on average were

observed to be parked. This equates to a 33% utilization rate. Only two weekends (July 4th and Seafair) during the summer of 2015 was the marina parking lot observed to be fully utilized. The summer of 2015 was warm and dry, so normal to high use of the marina occurred. Marina parking utilization counts were also performed in 2007 and 2008 which yielded similar results. This parking utilization data confirms there is adequate parking supply at the marina. Table 3 takes a larger parking demand review around Meydenbauer Bay Park Phase I.

PARKING DEMAND ANALYSIS

Not only did this parking study review on-site parking stalls, but it also reviewed off-site parking conditions to assess whether park improvements could have a negative impact on surrounding parking supply.

Two prior parking demand counts have been performed specifically for the Meydenbauer Bay Park project (TENW 2007, Perteet 2008). The first of these, the 2007 analysis conducted by TENW, both surveyed the available parking spaces in and around the project improvement area and measured the utilization of those spaces to determine parking demand at those locations. The second effort was completed by Perteet Inc., nearly one calendar year later, to “spot check” the accuracy of the previous work in respect to both supply and demand numbers. The 2008 study found an average 58% occupancy, which was consistent with the 2007 survey that found an average 52% occupancy. These occupancy numbers apply only for the locations that were spot-checked in 2008.

In 2014, a parking demand analysis was performed and evaluated the demand throughout the entire transportation zone as measured in the 2007 survey. Table 3 details the comparison between the 2007 and 2014 parking demand surveys. The 2014 survey evaluated demand only, however, some parking supply data was updated based on the Old Bellevue Parking Study (Transpo 2014).

The 2014 parking demand weekday survey was completed on May 21, 2014 between 1pm and 3pm. The 2014 parking demand weekend survey was completed on May 24, 2014 between 1pm and 3pm.

Compared to 2007, overall the demand for parking is relatively similar for both weekday and weekend in 2014, as shown in Table 3 below. The occupancy rate for weekday parking dropped by 6%, while weekend parking increased by 5%. This considers the addition of 30 parking spaces to the study area. The overall average occupancy rate of 38% is unchanged from the 2007 study.

The three parking demand studies (TENW 2007, Perteet 2008, and Perteet 2014) confirm that parking demand rates have been consistent since the original analysis was performed, despite minor changes in supply. This consistency indicates that the parking included in the Phase 1 area is being used for park and marina users and has not become an overflow parking area for surrounding residents, businesses, or visitors. Therefore, the parking areas planned as part of the Phase 1 development should be designed to accommodate parking demand for the park and marina only.

Table 3
2007 and 2014 Total Parking Demand

Location	Parking Supply	Weekday Parking Demand	Weekday Percent Occupancy	Weekend Parking Demand	Weekend Percent Occupancy	Average % Occupancy
<i>Meydenbauer Beach Park (including North of Lake Washington Boulevard NE and South of NE 1st Street and East of Meydenbauer Beach Park and West of 99th Avenue NE and the Marina parking lot bounded by 99th Avenue NE and SE Bellevue Place)</i>						
2007	138	39	28%	33	24%	26%
2014	138	23	17%	34	25%	21%
Change	0	- 16	- 12%	+ 1	- 1%	- 5%
<i>Upland Parcels Site (North of Lake Washington Boulevard NE and West of 100th Avenue NE) (North of Lake Washington Boulevard NE and West of 100th Avenue NE and South of NE 1st Street and East of 99th Avenue NE)</i>						
2007	85	21	25%	27	32%	28%
2014	85	33	39%	57	67%	53%
Change	0	+ 12	+ 14%	+ 30	+ 35%	+ 25%
<i>Upland Parcels Site (North of Main Street and East of 100th Avenue NE) (North of Main Street and East of 100th Avenue NE and South of NE 1st Street and West of 101st Avenue SE)</i>						
2007	36	23	64%	30	83%	74%
2014	31	12	39%	19	61%	50%

Location	Parking Supply	Weekday Parking Demand	Weekday Percent Occupancy	Weekend Parking Demand	Weekend Percent Occupancy	Average % Occupancy
Change	- 5	- 11	- 25%	- 11	- 22%	- 24%
<i>Upland Parcels Site (South of Main Street and East of 100th Avenue NE and North of Meydenbauer Way SE and West of 101st Avenue SE) ^{1,2}</i>						
2007	49	29	59%	25	51%	55%
2014	84	33	39%	28	33%	36%
Change	+ 35	+ 4	- 20%	+ 3	- 18%	- 19%
<i>Upland Parcels Site (South of Lake Washington Boulevard and West of 100th Avenue SE and North of the Marina and East of 99th Avenue SE)</i>						
2007	46	27	59%	15	33%	46%
2014	46	26	57%	23	50%	53%
Change	0	- 1	- 2%	+ 8	+ 17%	+ 8%
<i>Overall</i>						
2007	354	139	39%	130	37%	38%
2014	384	127	33%	161	42%	38%
Change	+ 30	- 12	- 6%	+ 31	+ 5%	0

A portion of the parking demand analysis area is located within Residential Zone (RPZ) 9.

The parking demand analysis confirms there is adequate parking supply at and near the park.

TRAFFIC ANALYSIS

Existing traffic volumes in the study area were analyzed by Perteet Inc., in 2008 and are included in the *Final EIS* (EDAW AECOM 2009). The 2008 analysis included Phase 1 and additional improvements. For this review, the Phase 1 activities were isolated and all other construction activities were ignored. Prior to performing this action, however, an existing level of service check was performed to establish that the model from 2008 was still an accurate reflection of current (2014) existing conditions when regional growth was considered.

Existing Level of Service

The original 2008 traffic analysis studied nine intersections in the area. Of these, five were fully signalized, two were two-way stop controlled (TWSC), and two were one-way stop

controlled (OWSC). The volumes at these intersections were modelled using Synchro 7.0 to determine average delay per approach, queue lengths, and level of service (LOS).

This check reviewed two of the previously-studied signalized locations: NE 1st Street & 102nd Avenue NE and Main Street & 100th Avenue NE. In 2008, the average delay at these locations was 3.7 seconds (LOS A) and 19 seconds (LOS B), respectively. These two intersections were selected to perform the spot check because they provided data on multiple north-south (100th Avenue NE, 102nd Avenue NE) and east-west (Main Street, NE 1st Street) roadways. Adjacent intersection pairs were not considered for the spot check because they would return duplicated data. Too, the selected intersections provided more average numbers as they did not include the highest- and lowest-volume roadways in the study limits.

The 2014 check of these locations involved collecting new intersection turning movement volumes during the PM Peak Hour. Data for NE 1st Street & 102nd Avenue NE was recorded between 4pm and 5pm on Thursday, May 22, 2014. Data for Main Street & 100th Avenue NE was recorded between 5:05pm and 6:05pm on Thursday, May 22, 2014.

The 2014 traffic volumes were modelled using Synchro 8 to determine the LOS for the two spot-check intersections. Synchro 8, the immediate major upgrade from version 7.0, employs the Highway Capacity Manual's methodology to analyze user delay and queue lengths. Table 4 compares the study intersections and their performance metrics based on the 2008 and 2014 analysis.

Table 4
2008 and 2014 Existing Conditions Intersection Performance Metrics

Intersection	Control Delay (sec)		Level of Service		95th Percentile Queue (ft)	
	2008	2014	2008	2014	2008	2014
NE 1st St & 102nd Ave NE	5.2	7.0	A	A	29 (WB)	62 (WB)
Main St & 100th Ave NE	14.2	19.3	B	B	#240 (EB)	#342 (SB)

Note:

Items marked with “#” indicate that the modelled queue length exceeds actual capacity.
2008 outputs use volumes from EIS, but outputs do not match EIS exactly due to Synchro version updates.

While control delay and queue lengths for each intersection increased, level of service did not. These jumps are attributable to increased regional economic growth, which prompts an increase in daily trips, since the 2008 study was completed.

Future Level of Service

The future level of service is based on work that was previously completed (EDAW AECOM 2009) for the entire Meydenbauer Park project. A baseline option was generated using the Bellevue travel demand model. From this, using an analysis year of 2020, intersection delays and levels of service were determined for a no-build option. Per the ITE Trip Generation Manual, 8.7 trips will be generated by the park (6.7 acres at 1.3 trips per acre) and 17.9 trips by the marina (85 slips at 0.21 trips per slip) in the PM peak hour. Together, these 27 PM peak hour trips (rounded up) were distributed via the Bellevue travel demand model. Five intersections are projected to have at least 10 distributed trips added to the intersection volumes. The comparison of four of these locations (as well as Main Street & Bellevue Way) under the no-action and Phase 1 alternatives is shown in Table 5.

The fifth location, NE 4th Street & 100th Avenue NE, is outside of the original study area and was not evaluated as part of this effort.

Table 5
2020 LOS and Control Delay (seconds)

Intersection	No-Action		Phase 1	
	Delay	LOS	Delay	LOS
NE 1st St & 100th Ave NE	41.8	E	43.3	E
Main St & 100th Ave NE	20.0	C	20.1	C
Main St & 102nd Ave NE	7.1	A	7.1	A
Main St & 103rd Ave NE	20.4	C	20.6	C
Main St & Bellevue Way	53.5	D	53.8	D

As Table 5 shows, constructing the Phase 1 improvements will maintain the level of service at nearby intersections. The worst delay increase is 1.5 seconds per vehicle at NE 1st Street & 100th Avenue NE, but the level of service at this intersection will remain at E.

Traffic Analysis Summary

The existing volumes at the study intersections have generally increased since the 2008 analysis was performed. A volume increase is expected during that timeframe due to changes in local and national economies since the original survey was performed. The model used to forecast traffic in 2008 incorporated regional growth to develop projected volumes, and the observed changes do not appear to vary dramatically from that projection.

The improvements for the park and marina are expected to generate 27 peak hour trips.

Table 5 shows that there is no significant unavoidable adverse effect on the surrounding traffic system by constructing the Phase 1 improvements as opposed to the no-action alternative.

REFERENCES

City of Bellevue. Meydenbauer Bay Park and Land Use Plan. December 13, 2010.

EDAW AECOM. Meydenbauer Bay Park and Land Use Plan Final Environmental Impact Statement (EIS). November 2009.

Gibson Traffic Consultants, Inc. Bellevue Downtown Park Parking Study. October 2013.

Perteet Inc. Meydenbauer Bay Park and Land Use Plan Technical Memorandum #8 – Parking Survey Spot Check. June 2008.

TENW. Meydenbauer Bay Park Parking Study. June 2007.

Transpo Group. Old Bellevue Parking Study. May 13, 2014.

Paine, Michael

From: BURRIS, DANIEL <DANIELBURRIS@allstate.com>
Sent: Thursday, May 28, 2015 12:24 PM
To: Paine, Michael
Subject: RE: Plan set rejected by your server

Importance: High

Ok thank you.

I have an overall concern with planning and projects in my residential neighborhood. We are suffering large and frequent traffic backups on LK WA BLVD since the traffic light was changed at the 100th/main intersection. There used to be a green left hand turn arrow light for traffic wanting to turn north onto 100th. It has been changed to a yellow flashing turn arrow. Sometimes the traffic is backed up 20 cars or more. This creates a lot of exhaust pollution into the residences as these cars idle waiting for the light to change. I am not sure if main street is going to become 2 lanes- probably needed due to all the building going on near Bellevue way. In addition 1 of 2 lanes traveling north on 100th has been changed to parallel parking. 40 yrs ago planners determined 2 lanes were needed and I am wondering if an actual traffic flow study was done prior this change being made. I find it odd that as traffic is growing rapidly, and a huge influx of new vehicles being introduced soon because of development, we would be removing lanes of traffic and not adding lanes of traffic to accommodate the added pressure to a traffic flow system that is already stretched past its current capacity. Perhaps there are plans to make main street 1 way that I am not aware of.

So as you can see, The residents on LK WA BLVD are currently suffering from idling car pollution and also a high volume of speeding car traffic. I wanted to make sure you had an update on the degradation of my residential neighborhoods quality of life. I know they solved some of this issue in the city of Medina by lowering the speed of traffic on NE 8th, one of the cities largest arterials, to 25 MPH. Something needs to be done before it looks like Kirkland rush hour with backups from 100th/main st. past the Meydenbauer bridge. this is not why I am engaging in the planning process. However, I do want to let you know how thankful I am that the city of Bellevue respects the rights of people living in residential neighborhoods. Furthermore, I appreciate the fact that prior to formalizing plans that could drastically affect the quality of life and property values for tax payers in a residential neighborhood, the city of Bellevue wants to work with and involve the neighborhood in planning and designing a better neighborhood for them to live in.

The real reason for me calling you and getting involved in the process has a history. We were promised a couple of things when the Lake Washington BLVD NE road bed was altered to accommodate a huge condo complex build 30 years ago above the Marina. For the project to be feasible the development had to be pushed back deep into the hillside. So much so that the road bed had to be move northward several feet. This created a funny turn in the roadbed west of the 100th/main intersection. You can see the road turns and swerves North around the back on the condo development. this causes the speeding cars to constantly hit the center line turtles day and night.

Promises were made to the property owners north of LK WA BL NE between 100th and 99th in order for us to sign off on having such a huge project change the residential neighborhood. We all lost 8 or 10 feet of our street frontage. for my property at 9922 LK WA BLVD, we lost 4 parking spots. my neighbors lost 2 or 3 each. In total we probably lost 8 or 10 parking spots. The city replaced these parking spots with streetside parking across the street from our homes. AND some spots below LK WA BLVD on 99th.

Basically we were told: "we know you lost parking but we are giving you parking across the street, and down 99th. None of these spots were assigned to the condo development. When we discussed the use of these spaces by the condo, we were told: "These spots are dedicated for your use and not the use of the Condo building. They have been given parking below their building above the marina."

Ok fine that has been ok for up until now. People outside the neighborhood have been parking in these stalls and walking into work. I think it is probably time to assign the owners whose property lines were changed and infringed upon. I notice my neighbors streets within closed proximity have special restricted parking passes keeping Bellevue square patrons and people working in the city from using residential parking spaces.

Secondly, which may not be anything you can help us with, but it was promised and written into the condo project design that was approved by the city, was the replanting/ landscaping above the Condo development on the south side of the street between 100th and 99th. The planting involved ornamental pine trees directly under the power/ telephone lines on the City easement. the property owners protested putting trees that could grow large where none had been removed. There was actually a beautiful little farmhouse and apple orchard that sat below the road in the hillside running down to the Marina.

Because of the extremely steep grade produced by the condo development being set back so far into the hill, so far that the road bed was required to be moved north as previously details, planting was needed to hold the hillside from degrading/eroding.

OK, the condo developers complained that a retaining wall would be so costly that the project might not go forward. Sympathetic to the property owners rights to develop their property, we negotiated a compromise. Written into the project that was approved by the city, "All trees and shrubbery planted will be: no higher than 15 feet and shall be trimmed and maintained to be no higher than 15 feet never to exceed the lower utility lines-ie telephone and cable lines. This maintenance had been done consistently up several years ago. Now we are working to address this issue with the city to facilitate the adherence to what was agreed upon and documented.

In conclusion, we are excited about the prospect of having a new enlarged park. However, we are concerned and anxious of further eroded of our quite little residential neighborhood. If the park is to be enlarged greatly, the parking available with the park must be greatly increased.

There is no available parking that is not currently dedicated to the neighborhood available for the project. I was encouraged after talking with you to know the city has not given any thought of renegeing on the arrangement made with the property owners along LK WA BLVD that swapped our property parking spots with the streetside parking. However, you mentioned parking on 99th below LK WA BLVD. That might infringe on the dedicated neighborhood parking assigned to the neighborhood by the city during the condo design and permitted phase. I believe in order to see a change to this we need to have an open discussion with the neighborhood and have that change/proposal brought forth in meetings.

I would offer something that you may have thought about already, There is no boat launch at the marina. The fact that big vehicles are not traveling down by the marina would allow for that large asphalt area to be used for parking. It is already owned by the city and could probably fit 20 or 25 parking stalls . I offer that for your consideration.

Thank you for your patience while reading such a long email. Please feel free to forward to anyone you think it would be of value for. One of the difficult issues I have found in working with the city is that most of the current employees have not been around long enough to know what was done by their predecessors. This makes congruence difficult.

Since you were unable to email me the map you had offered to email to me, would it be possible for you to have a copy made and left for me where I can pick it up to city hall?

sincerely,

Dan

Daniel "DAN" Burris
Personal Financial Representative
Allstate Financial Services, LLC
Phone: 206-567-2300
Fax: 360-805-0646
Email: Danielburris@allstate.com

Paine, Michael

From: desk@bellevuelodging.com
Sent: Friday, May 29, 2015 11:09 AM
To: Paine, Michael
Subject: Meydenbauer Bay Park - Kayak Storage

Hello Mr. Paine,

I work for La Residence Suite Hotel located near the Meydenbauer Bay Park and we were considering getting kayaks for our guests to utilize if they were to visit the the park. I am inquiring about the possibility of storing the kayaks there for our guests to utilize when they visit Bellevue.

I understand that there is ample space in the launching area, however it would be far more convenient for our guests if the kayaks were able to be stored at the park itself. If you could send me some more information as it becomes readily available that would be greatly appreciated.

Thank you,

Tani Ghuman

La Residence Suite Hotel
475 100th Ave. NE
Bellevue WA 98004
Tel 425 455-1475 Fax 425 455-4692 Cell: 206 304-3575
desk@bellevuelodging.com



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FACSIMILE (425) 453-6224

June 22, 2015

Via E-Mail

Michael Paine, Environmental Services Manager
City of Bellevue
P. O. Box 90012
Bellevue, WA 98009

RE: City of Bellevue, Meydenbauer Bay Park Phase 1
File Nos: 15-108435-WA, 15-108436-WG, 15-108428-LB, 15-108431-LO

Dear Mr. Paine:

This firm represents the Meydenbauer Bay Neighbors Association in regard to the above referenced project. The purpose of this letter is to provide official comments on the Meydenbauer Bay Park Phase 1 application on behalf of the Association.

The City is aware that the Association is interested in this Project, and in particular, the Association is focused on the City's compliance with the Implementation Principles of the Park Master Plan. The Weekly Permit Bulletin dated May 21, 2015, seeks comments on the Notice of Application for the Project. The Association has provided comments to the City in person at a meeting with staff and at the City's public meeting on June 4, 2015.

The notice states that the City will accept comments up until the staff report is issued, but provides a minimum comment period ending June 22, 2015. At this time, the Association is submitting this letter in order to be officially recognized as a party of record on the applications. Additional written comments may be made at a later time.

However, in regards to SEPA comments, it is unclear whether the City is expecting SEPA comments at this time because it is unclear if the optional MDNS process has been properly followed. The Association intends to comment on SEPA mitigation measures, but those have yet to be proposed. There may or may not be potential environmental impacts depending upon what mitigation measures are imposed, and whether those mitigation measures are stated in the FEIS for the Project. It is not possible to comment now on mitigation measures that have not been proposed. In addition, the Project scope is too large to analyze the Project and compare it to the FEIS in the short time frame provided if in fact that is what the City intended. Therefore, the Association reserves the opportunity to make additional environmental comments at a later time. But, for now, the Association adopts its previous comments as its SEPA and Project comments

and hereby incorporates those comments by this reference. Specifically, the Association adopts as its comments the Meydenbauer Bay Neighbors Association letter dated July 20, 2009 with Appendices 1-7. Thus, the Association reserves further SEPA comments and/or objections until the official SEPA determination is made and the mitigation measures are identified.

Please provide any future notification on the Project to the Association and also by copying me on their behalf on any such notification. Please contact me if you have any questions or need clarification.

Sincerely,

STEPHENS & KLINGE LLP



Charles A. Klinge
klinge@SKlegal.pro

cc: Clients

Paine, Michael

From: Charlie Klinge <klinge@sklegal.pro>
Sent: Thursday, July 23, 2015 9:05 PM
To: Paine, Michael
Cc: Drews, Catherine; Kost, Glenn; Cole, Robin; RAYMOND J WALDMANN
Subject: Meydenbauer Bay Park Permits
Attachments: 2015-5-21 City Bulletin Notice.pdf; 1-8-15_WeeklyPermitBulletin.pdf

Michael:

This email responds to your letter to me received by email on July 16, 2015 regarding comments I submitted on behalf of the Meydenbauer Bay Neighbors Association (MBNA).

MBNA representatives have been working cooperatively with the Robin Cole and others to have their concerns addressed. MBNA appreciates that cooperation.

The comment period created some logistical issues that resulted in the approach I took in regard to SEPA comments. MBNA did not have the time or inclination to review each and every environmental issue discussed in the FEIS and determine if the proposal was addressing every issue. The responses from staff have so far seemed satisfactory in explaining how issues are addressed or indicating that further improvements will be made.

Regarding the SEPA notice issue, MBNA does not want to hide the ball. The concern seemed obvious based on the attached Weekly Bulletin for 5/21/2015. The Notice of Application for the Park Phase I states under SEPA: "Refer to page one General Information Regarding Use of Optional DNS Process." But, in this Weekly Bulletin, there is no section on page one, or anywhere else, entitled General Information Regarding Use of Optional DNS Process. I have seen that section with the specific wording in other Weekly Bulletins, but it is not in this one. An example of a Weekly Bulletin with the section included is attached from 1/8/2015, see the top of page 2. As you know, the Optional DNS process is governed by WAC 197-11-355 which is specific about the need for the wording. Maybe you have a different take on this notice, and if so, I am happy to consider your explanation.

We hope this assists you in understanding my comment letter.

Charlie Klinge

Charles A. Klinge
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425-453-6206

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Paine, Michael

From: Charlie Klinge <klinge@sklegal.pro>
Sent: Wednesday, October 14, 2015 1:42 PM
To: Paine, Michael
Cc: Cole, Robin
Subject: Meydenbauer Bay Park
Attachments: Lincoln Square II - Conditions of Approval.pdf

Michael:

Is there an update on Staff Report and scheduling of public hearing?

Please include construction mitigation measures in the recommended Conditions of Approval—see Lincoln Square Expansion. Are the dump trucks and concrete mixers going to parade down Main Street? What about holiday weekends and festivals? Parking for construction workers? Staging of dump trucks, concrete trucks, and other large equipment? Hours? I would like to go on, but you guys know how to do this since I have reviewed Lincoln Square II Conditions, copy attached. We see the construction impacts as needing lots of attention.

If the Staff Report includes strong construction conditions, then the community will be pleased and the City will look responsible. And, this is not a situation where you can put this off to grading and building permits, even if you have in the past. The Conditional Use Permit needs to have any and all conditions necessary to mitigate impacts and ensure compatibility with the neighborhood.

Thank you.

Charlie Klinge

Charles A. Klinge
Stephens & Klinge LLP
Plaza Center Bellevue
10900 NE 8th Street, Suite 1325
Bellevue, WA 98004
425-453-6206

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September 10, 2015

Development Services Dept. Environmental Coordinator

P.O. BOX 90012

BELLEVUE, WA 98009-9012

Re: Meydenbauer Park Phase 1 OPDNS

As a member of the Meydenbauer Bay Steering Committee, Downtown Park Master Plan Committee, and longtime property owner in Old Bellevue, I write to provide comments and concerns about Phase 1 of the Meydenbauer Bay Park Project.

It is apparent that there is a lack of clear information regarding parking specifically for Phase 1 of the Meydenbauer Bay Park Project. Given that there are no plans or timeline for Phase 2, thinking the parking planned as part of Phase 2 will be sufficient for the additional 4.26 acres of park use that is intended to be added as part of Phase 1 ignores the fact that Phase 2 will not happen for many years. Given that, I'd like to reiterate my understanding and disagreement of the City's plans for parking exclusively relating to Phase 1.

First, is the parking requirement based on demand for Phase 1? And how was this amount determined based on ITE standards? If no such ITE exists, the preferred strategy to determine parking demand for facilities without an ITE is using an activities-based approach and average vehicle occupancy, not simply counting available stalls surrounding the project. I would like to see this completed prior to Phase 1 beginning.

In addition, the basis for determining sufficient parking supply for park use so far seems to be "professional judgement", observation during unknown periods, and speculation for future use. This is inappropriate, given the potential disastrous impacts to neighboring residents, Old Bellevue businesses, and the Meydenbauer Bay Yacht Club. For example, there is a statement in the EIS on Pg. 3-36 under Parking Demand and Utilization-Public Parking that states for various reasons "...the total parking demand is likely overestimated." This (likely) observation appears to be based on speculation. What are the facts to back this up? Another observation is from pg. 4-32 of the Final EIS, the City response(11H) was that "the text on pg. 3-112 has been corrected to read, "The asphalt parking area provides approx. 60 spaces and experiences heavy use ~~is fully utilized~~ during summer weekends and special events(Sasaki 2008)." I'd like to see the memo from Sasaki as to what their reason was that they changed their minds?

In the same paragraph of the EIS it states, "In addition, a substantial number of people are assumed to be visiting multiple attractions or uses, but only parking once." Thus a discount was applied to get to the 156 total stall count, not just Phase 1. I have the same question relative to the use of "substantial". How was it factually determined that this speculation will actually happen? And then, why does it matter that people visiting in one vehicle will visit multiple attractions to establish a discounting of the parking demand (# of stalls)? And what factual evidence is there that 25% is the correct amount to discount the demand by? The point is that parking stalls will be utilized the same amount whether they are going to multiple park attractions or one. Since the only project to be reviewed currently is Phase 1, a 6.7 acre park, people parking in stalls identified for the park will be going to the park.

Generally, the Phase 1 boundary maps are confusing. Pg. 54 Fig. 2 shows the Phase 1 boundary just on the north side of the bridge so presumably the boundary does not include the existing ravine parking lot of 28 stalls. Pg. 55 Fig. 3 has a comment bubble that states "Retain upper parking area (located off of figure), and another comment bubble that states "Retain lower ADA parking area (2 stalls under bridge). It is unclear whether the upper parking area is in Phase 1 or not? Pg. 60 Fig. 5a references the Phase 1 boundary is somewhere north of the bridge, so the existing parking lot in the ravine is apparently not included in Phase 1, yet it appears the 28 stalls outside the Phase 1 boundary are included in the parking supply total of 119 stalls.

Additionally, page 21 of the SEPA checklist states there are 105 stalls currently located in the Phase 1 area. Where are these located? Even if the existing 28 stalls located in the ravine are part of Phase 1, where are the remaining 77 stalls located now? The SEPA Checklist also states that 42 existing Marina stalls are part of the 105. However, those 42 stalls are, and in the future, will be designated for Bellevue Marina moorage so why can those 42 stalls be counted as provided for Phase 1? Will they be available to the general public forever or not? How can the City rent moorage without adequate parking if they allow park users to park there? I think the math problem on a current basis is $105 - 28 = 77$ stalls that are not currently within the scope of Phase 1. We don't believe these 77 stalls exist inside the Phase 1 boundary lines. In fact, it appears there are currently only 36 stalls outside the Phase 1 area which are not already allocated to the marina or residents.

The bottom line is that the Phase 1 Park land area will increase by 300%. A basic calculation multiplying current parking by additional park space would suggest the Phase 1 parking supply should be 84 stalls (multiplied 3 x the current 28 stalls, which may not even be sufficient for the current park). The actual new parking supply, after removing the 42 stalls at the marina for moorage and 3 on Bellevue Pl. for duplex renters, is 77 stalls. 7 short. This does not take into account the access issues presented by the bollards at the end of Bellevue Pl. or the question of what signage will be installed to direct park users how to find the park and associated parking from Lake Washington Blvd. and Main St.

I would like to be included as a party of record for the Meydenbauer Bay Park and receive any further communication from the City regarding the project, as well as receive answers to my questions included in this letter.

Sincerely,

Stu Vander Hoek

#9-103rd Ave. NE

Bellevue, WA. 98004

Paine, Michael

From: Stu Vander Hoek <stu@vanderhoek.us>
Sent: Thursday, September 10, 2015 12:15 PM
To: Paine, Michael
Cc: Anna Flora; Carl Vander Hoek
Subject: Meydenbauer Bay EIS parking decisions

Hello again Michael,

In anticipation of a phone conversation with you today, I have more specific requests to get in front of you now.

1. On pg. 4-32 of the Final EIS, the City response(11H) was that "the text on pg 3-112 has been corrected read, "The asphalt parking area provides approx. 60 spaces and experiences heavy use ~~is fully utilized~~ during summer weekends and special events(Sasaki 2008)." Can you provide me with the memo from Sasaki as to what their reason was that they changed their minds?
2. What is the parking requirement based on demand for Phase 1? On pg. 4-34 of the Final EIS, the City response (12a) comments that the transportation technical report was not prepared as a part of the scope of work for the EIS. Yet it also states "the Synchro files have been provided to the City, which include specific data on LOS, intersection queuing, and delay. Trip Generation tables and parking demand tables for the alternatives were provided to the City and are available." Can you please email that information to me?

Captain Paul Becker
5525 Highland Drive
Bellevue, WA 98006

Received

SEP 22 2015

Permit Processing

September 17, 2015

Mr. Michael Paine
Environmental Planning Manager
City of Bellevue
Bellevue, WA

Mr. Paine,

My name is Paul Becker, I am a tenant of the Bellevue City Marina on Pier 2 (M/V Maire), a U.S. Coast Guard certified 100 Ton Master, a retired research engineer, Naval Officer, and international airline captain, and a 52 year veteran yachter. As I was turning the 65 foot, 46 ton vessel 'Independent' around to be bow out for the winter at the Bellevue City Marina pier 1, slip 7, it occurred to me that with the construction of the new city park pier, if too close to the marina, what was a fairly simple task could become infinitely more difficult or impossible, hence my call to you and this letter.

Review of all of the information available online was somewhat inconclusive, as distances between the end of the finger piers on slips 7 and 8 of pier 1 seemed to vary with the drawing/photograph. In some of the diagrams the distance between the finger piers on pier 1 and the proposed pier looked to be about 70 feet which would be inadequate for safe operations.

Review of the available information indicates typical channel widths to be about 150% of the maximum moorage pier length. Therefore on the east side of pier 1, with 50 foot slips, the channel between pier 1 and pier 2 is approximately 75 feet. As the tonnage of the vessels increase, they typically become more difficult to maneuver in close quarters, and the result of a mistake, an engineering casualty (component failure), a weather event, or some any combination thereof, becomes exponentially more devastating.

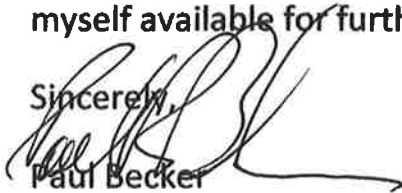
The vessels on the west side of pier 1, in slips 7, 8, and 9, are approximately 50 to 75 tons, and to further compound the maneuvering issue, must be maneuvered on the weather side of the marina (the side to windward). Between the winter waves and typical wind out of the south, and the excessive rollers generated by wake surfing boats during the summer, these vessels are typically moored bow west for safety. Since ships steer from the stern, adequate clearance from obstructions is essential to safely moor these vessels in less than ideal weather conditions.

Therefore, it occurs to me that as long as the proposed park pier is at a *minimum*, 100 feet from the end of the finger piers for slips 7, 8, and 9, not only will the proposed pier serve as a beneficial breakwater for a large portion of the marina, but all of the current slips in the marina can be utilized and continue to generate significant revenue for the City of Bellevue. If not, consideration should be given to constructing the proposed pier a few feet west to ensure not only the safety of the public using the proposed park pier, but prevent possible damage to property, at least in part caused by the city's design, and ensure safe marina operation.

The Bellevue City Marina is a tax payer supported entity that significantly enhances the value of property and desirability of living in the City of Bellevue, and all efforts should be made to preserve its value and intended use.

Since people without large vessel experience do not typically understand the requirements and factors that affect such vessels, I would be pleased to make myself available for further discussions as required.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Becker", written over the word "Sincerely,".

Paul Becker

206-399-1069

Proposed Conditions for Phase I Park Design

Recently the Association submitted a list of proposed conditions for Phase I of Meydenbauer Bay Park. The City's response by topic is listed below. It is worth noting that the project has been designed to respond to many of these long-standing concerns and that in many cases additional conditions are not warranted. Where we believe conditions may be still required we have acknowledged as much.

DESIGN

1. Resident views, privacy and enjoyment must be preserved when planning structures, lighting, machinery and other features
Consideration of issues above is given to all parks' design and development.
2. Ample ravine access and lawn space provided to welcome picnics, play, and sunbathing
The Phase 1 design includes these elements.
3. Construction of the pier will be sensitive to materials, colors, and structure that blend into the natural setting
Pier design complies with permitting agencies' requirements including materials, useful life, and maintenance considerations.
4. Focus to be firmly on the beautiful natural setting with art that complements, rather than detracts from the setting
Selected artists plan to complement the park both in history and natural environment.
5. No kiosks, performance spaces, food kiosks, or other structures which detract from natural setting and infringe upon resident privacy and enjoyment.
Interpretive and informational signs are set in kiosks.
6. Sufficient ADA parking provided at shoreline level
Four ADA stalls in the marina parking will be near the shoreline.
7. Exterior of building to discourage graffiti; add security cameras on exterior, pier, parking areas and any other appropriate areas
We do not anticipate the need for cameras, as we work with Public Safety, as well as park rangers. Crime Prevention Through Environmental Design (CPTED) helps create sight lines and open spaces which increase security. Graffiti protection is planned.
8. Promote the whaling and other history of the area
Preserving the history of the site is a concept we share.
9. Use cinder or other pathways similar to those used in the Downtown Park
Concrete will be used for the promenade, PPV launch and ADA pathways ; with crushed rock paths in the natural areas
10. Preserve the existing distance between 99th Ave. and Whalers Cove
The distance between Whalers Cove and 99th Ave NE does not change.
11. Ensure changing facility doors and façade to face the lake
The doors and facade face the lake.
12. Floating pier to extend no further from shore than existing Marina docks
The curved pier will not extend further than the Bellevue Marina piers.
13. Use underwater matting or other techniques to inhibit milfoil growth in swimming and kayak areas
Gravel (fish mix) will be placed on the lake bed along the entire shoreline, approximately 60 feet from the ordinary high water mark. It should suppress growth of Milfoil initially. If milfoil becomes a problem, we will likely turn to herbicide treatment or manual removal as needed.

CONSTRUCTION

1. To the extent possible, keep the existing park open during construction, and avoid contractor advertising along 99th Avenue NE and Lake Washington Blvd

The park will need to be closed during construction to insure safety and security. Parking areas will be used for contractor staging. Limited marina parking will be available for marina tenants and duplex residents.

2. Use ravine area for staging; use water transport for building materials, plants, hauling, etc. rather than already congested roads
The contractor will prepare a plan for staging and the city will review prior to approving. Haul routes are established through the review and approval of the ROW permit.
3. Daily cleaning of Lake Washington Boulevard and 99th Avenue NE
Road cleaning requirements are included in the ROW use permit. City ROW inspectors monitor.
4. Consider temporary use of road inside the park boundary for hauling and construction to minimize congestion on existing roads
Haul routes are established through the review and approval of the ROW permit.
5. Consider entry sites to construction that are not on Lake Washington Boulevard
Ingress and egress is established by the Transportation Department through the permitting process.
6. Do not block access to those dependent on 99th Avenue NE (Whaler's Cove and the marina) at any time
Traffic control plans for access to Whaler's Cove from 99th, and access from 99th or 100th to the marina will be reviewed through the ROW permit process. Working hours and impacts will be considered during the review.
7. Provide off-site parking for workers during construction.
The contractor and city will identify available parking for construction workers.
8. Use standard city hours for construction
The construction specifications will require the contractor to abide by the city's noise ordinance.
9. Consider using side dump trucks to avoid disturbing back-up warning alarm noise
The contractor will be responsible for determining the appropriate equipment to use.
10. Install a traffic light and/or crosswalk at 99th Ave and Lake Washington Blvd.
The plans include a crosswalk across Lake Washington Boulevard on the east side of 99th Ave NE, and across 99th Ave NE on the south side of Lake Washington Boulevard.

OPERATION

1. Park hours set to 8AM to 9PM daily, enforced by park rangers and police
Park hours are set by the City Manager or his designee, Park Director. Park rangers and police will provide enforcement.
2. Year-round access to restrooms and daily cleanup of restrooms, trash receptacles, and grounds
Year around access to family restrooms is anticipated. Larger restrooms and changing rooms will have seasonal access. When park restrooms are open they are cleaned daily.
3. No excessive or disturbing noise or excessive park lighting which would disturb resident enjoyment
Park use is subject to the city's noise ordinance, including amplified sound. Lighting will be designed considering energy use, aesthetics and safety. Unobtrusive and pedestrian-scaled energy efficient fixtures will be used to enhance enjoyment year around. Care will be taken to achieve appropriate illumination levels and avoid glare.
4. Parking will be permitted on 99th Avenue NE, along Lake Washington Boulevard, and in the marina parking lot for park neighbors
The 7 angle parking stalls on 99th are available to all on a first come basis. The 3 load/unload stalls on 99th are available to all for short term use as designated. East of 99th Ave NE, Lake Washington Boulevard parking will remain as is. Parking on Lake Washington Boulevard west of 99th Ave NE will not be available, as sidewalks and bike lanes will be installed. Parking within the

park is provided for park users. Parking within the marina parking lot is supplied for marina tenants, marina duplex residents and park users.

5. No commercial activity of any kind permitted in the park

The adopted plan provides limits on commercial activity in the park, however, rental of PPVs is specifically recommended.

6. If one of the uses being considered for the Whaling Building is the storage of crew shells or other people powered vessels, consider using the Clyde Beach boathouse instead

A selection process will be used to select a vendor to rent kayaks and stand up paddle boards, housed in the Whaling Building.

7. No feeding of wildlife

The park code prohibits feeding wildlife. If warranted, signs will be installed.

8. Use Clyde Beach boathouse for any crew-related storage or activity.

Clyde Beach is not part of the project.

9. Move the “no wake” buoys out to the line from Pickle Point to west end of Park.

Buoys in the project are for the protection of park and marina users. Moving the buoys beyond the project is not included.

November 13, 2015

ATTACHMENT C

Meydenbauer Bay Park and Land Use Plan Implementation Principles

Preamble: In keeping with Bellevue's heritage of visionary actions, the plan is bold and audacious. Indeed, the Council's first planning principle is to create a "Remarkable and Memorable Shoreline Experience". Given that charge, the complexity of the issues, and the diverse and sometimes competing interests, the Steering Committee did an extraordinary job delivering a plan that meets the expectations set by the Community Vision yet reflects a sincere effort to balance competing interests and address neighborhood concerns. Both the Steering Committee and Park Board acknowledged that there are points of contention that are not resolved to everyone's satisfaction. The Steering Committee and Park Board understood that, at this early planning stage, it's not realistic or maybe even advisable to specify precise solutions for every concern. The park will be developed in multiple phases over many years, possibly decades, and therefore needs to be flexible. Subsequent to the Steering Committee and Park Board Recommendation, the following Implementation Principles were developed to guide the implementation of the Meydenbauer Bay Park and Land Use Plan over many years and multiple phases.

Principle No. 1: Recognize that 100th Avenue will have a pedestrian orientation, and will serve as a gateway to the new park. 100th Avenue SE shall remain open to traffic unless all of the following conditions are met:

- a. The City completes enhancements to the NE 2nd Street corridor or other alternative project(s) that produce similar transportation benefits.
- b. A determination has been made that fire and life safety for the area will not be compromised.
- c. Full access to Ten Thousand Meydenbauer Condominium is maintained, including vehicle access to the "front lobby door" and emergency access.
- d. Coordinated redevelopment of the three upland parcels from Ten Thousand Meydenbauer Condominium allows for multiple means of vehicle access to those parcels.
- e. A traffic study of the Southwest sector of downtown is completed to evaluate the impact of closing 100th Avenue SE under 2030 traffic conditions, to inform a decision on the extent to which traffic movements on 100th Avenue can be limited.
- f. The Council takes action to close 100th Avenue SE to vehicle traffic.
- g. 100th Avenue SE shall be developed in such a way as to highlight the historical nature of the road for park visitors.

Principle No. 2: The park shall be developed in phases, as approved by Council and as funding is available.

Principle No. 3: An activity building is part of the park plan but a number of concerns with the proposed size and potential uses need further consideration. Consideration should be given to designing and sizing the building, and determining the amount of parking for the building and appropriate rules such that the impacts of the building will not unreasonably interfere with other park uses or neighborhood quality of life, especially regarding noise. Public uses of the Whaling Building should also be considered.

Principle No. 4: Staff and consultants should evaluate during the project-level design phase additional options for developing an approach to the overlook that reflects the sensitive transition from Main Street to a more "green park" that is respectful to both view corridors and privacy of the surrounding properties.

Principle No. 5: During the project-level design phase, staff and consultants should evaluate additional options for the design of the marina, curved pier, and associated parking that retain more leased moorage slips than currently envisioned in the plan while still providing for public access to the water, shoreline restoration, at least 14 transient moorage slips, boating safety, and protection of youth sailing, while ensuring financial viability.

Principle No. 6: The City will re-engage with the neighborhood and greater community at each phase of any proposed build-out.

Attachment H

COMPREHENSIVE PLAN – POLICY ANALYSIS

Parks, Recreation and Open Space		
POLICIES	POLICY DESCRIPTION	ANALYSIS
POLICY PA-6	Acquire and develop waterfront property to increase public access to Bellevue's lakes.	The Project as proposed rests on an extensive planning process stretching many years into the past during which land was carefully acquired in an effort to assemble sufficient parcels to support a greatly enlarged beach park in Meydenbauer Bay. Formal planning began in 2007 with Council authorization to develop a park master plan and appointment of a 13-member Steering Committee to help guide the planning process.
POLICY PA-16	Designate active and passive recreation uses and cultural use of parkland through the master plan approval process.	Meydenbauer Bay Park was planned using a robust master plan process during which 21 public meetings were held by a Steering Committee appointed by the Council between 2007 and 2009.
POLICY PA-21	Use parks to celebrate, promote and preserve Bellevue's history, cultural arts and local heritage when consistent with the park's design and programming	In addition to providing a range of recreational activities, including specific shoreline focused recreation, the Project celebrates Bellevue's whaling past by restoring and repurposing the existing Whaling building.
POLICY PA-21	Actively solicit community input in the planning and delivery of services and programs to ensure that they are convenient and beneficial.	Meydenbauer Bay Park was planned and refined over a period of 9 years with the help of nearby residents recruited to the planning process via a substantial outreach process.
POLICY PA-29	Design, construct, operate, and maintain parklands and facilities to preserve the ecology of natural systems on parklands	Meydenbauer Bay Park was designed to be self-mitigating using design principals aimed at restoration and rehabilitation of the shoreline area, daylighting existing stormwater drainage,

		preserving significant trees and replanting large areas with native trees and shrubs.
Shoreline		
POLICY SH-3	Give priority to uses and activities which improve or are compatible with the natural amenities of the shorelines, provide public access, or depend on a shoreline location.	The Project represents an effort to develop a public park on the north shore of Meydenbauer Bay that incorporates the existing Meydenbauer Beach Park with additional City-owned properties along the northern shore of Meydenbauer Bay. The Project implements the vision contained in the Meydenbauer Park Plan and the policies in RCW 90.58 and the Bellevue Shoreline Master Plan by facilitating a significant increase in public access to shorelines of the state, enhancing recreation opportunities, and protecting and enhancing the ecology of the shoreline.
POLICY SH-5	Plan and designate shorelines suited for public water-enjoyment uses.	The Project fulfills this Comprehensive Plan policy by focusing on detailed planning for public water-enjoyment use in keeping with the goals of the Shoreline Management Act.
POLICY SH-9	Preserve the natural amenities and resources of the shorelines in the context of existing and planned residential, recreational, and commercial land uses.	The Project is preserving the natural amenities of the shorelines by restoring them to higher levels of ecological function while providing necessary public access as outline in the Shoreline Management Act.
POLICY SH-12	Designate and preserve environmentally sensitive areas. If necessary, control access and use for the protection of these areas.	The Project is designed to preserve and enhance sensitive areas, rehabilitate shoreline areas to higher levels of ecological function, and daylight stormwater drainage to create habitat for juvenile salmon.
POLICY SH-13	Protect and improve wildlife and aquatic habitats, particularly spawning waters.	Key components of this emphasis on aquatic habitat improvement include removing over 350 linear feet (lf) of existing shoreline armoring by removing the concrete steps and riprap rock bulkheads and placing habitat gravel substrate in these areas. Also included is

		extensive soft stabilization, replanting and wetland mitigation.
POLICY SH-16	Discourage structures using materials which have significant adverse physical or chemical effects on water quality, vegetation, fish, and wildlife in or near the water.	All new structures are constructed of benign materials and in conjunction with construction of the new pier, existing public piers and several private piers that previously served will be removed, greatly reducing the hazards from creosote contamination.
POLICY SH-17	Protect and restore shoreline areas which have historical, cultural, educational, or scientific value.	The existing historic Whaling Building will be renovated to accommodate a range of public uses while maintaining its historic integrity. The existing restrooms will be replaced to comply with proposed use, ADA guidelines, and other building code requirements.
POLICY SH-23	Emphasize public access with foot, bicycle, and handicap paths to and along the water's edge	The Project is designed to facilitate water access by all user groups, while the curved pier permits intimate water access in a manner rarely seen in such a facility.
POLICY SH-24	Develop, enhance, and maintain right-of-ways and street ends on the shorelines for public access.	The street end of 99 th Ave. NE is proposed for development as a PPV launch facility.
POLICY SH-24	Provisions of public access should be consistent with public safety, private property rights, and protection of environmentally sensitive areas.	Public access to sensitive areas is strictly controlled in parts of the Project. The Ravine area, for example, does not include trails that traverse the ravine or directly access the wetland mitigation area. Public access to this area is by a path above the ravine and to specific outlook areas.
POLICY SH-27	Preserve and enhance views of shoreline and water from public areas.	The topography of the site lends itself to ensuring views of the water are available throughout including from the Viewing Terrace abutting Lake Washington Boulevard, the promenade running east to west through the site, and from the top of the Beach House or the swim beach.
POLICY SH-28	Increase and give high priority to a variety of recreational activities along the shoreline where appropriate and consistent with Environmental Element policies.	The Project is designed to create a memorable waterfront park while balancing the site's natural setting with public access opportunities encouraged by the state Shoreline Management Act.

		As outlined in the Plan, the Project includes several distinct subareas which, in general include a transition from more natural to more developed and active as one moves west to east across the site.
POLICY SH-29	Encourage opportunities for passive forms of recreation and open space.	See discussion above
POLICY SH-35	Provide facilities for launching small nonmotorized boats separate from other launching facilities.	The focus in the central shoreline area is to relocate and expand the swim beach (previously located at the northwestern edge of the park) while providing a new one-story building containing restrooms, changing area, and life guard station. Also included is a new floating curvilinear public pier accessed from shore via a pile supported trestle and gangway. Abutting the pier to the southeast is access for launching hand-carried, person powered vessels (PPV).
POLICY SH-45.	Develop pedestrian and bicycle pathways, including provisions for maintenance, operation, and security, in Bellevue's shoreline areas.	Pedestrian pathways traverse the Project including a large promenade. Bellevue Parks in conjunction with Bellevue Police provide ample maintenance and security.
POLICY SH-47	Limit bulkheads upland of the ordinary highway mark except in the case of an approved landfill.	The Project is dedicated to removing bulkheads and creating a soft shoreline environment.
POLICY SH-48	Encourage the use of vegetation, cobbles, and gravels for stabilizing the water's edge from erosion over the use of bulkheads. Where bulkheads are used, their design should reduce the transmission of wave energy to other properties.	See discussion above
Environmental		
POLICY EN-2	Conduct city operations in a manner that ensures the	

	sustainable use of natural resources, promotes an environmentally safe workplace for its employees, and minimizes adverse environmental impacts.	The Project exemplifies this policy in that its design is focus on the sustainable and restored public park.
POLICY EN-3	Minimize, and where practicable, eliminate the release of substances into the air, water, and soil that may have harmful impacts on people, wildlife, or the environment	The Project is designed to minimize harmful effects to the air, water and soil.
POLICY EN-19	Retain existing open surface water systems in a natural state and restore conditions that have become degraded	A key component of the Project is its restorative focus represented by the opening of an existing storm drainage pipe to create a significant habitat feature coupled with a complete restoration of the harden shoreline.
POLICY EN-20	Maintain surface water quality, defined as meeting federal and state standards and restore surface water that has become degraded, to the maximum extent practicable.	The Project is designed to restore natural shoreline through the use of gravel sockeye salmon spawning substrates, emergent fringe and scrub/shrub marsh, and woody riparian vegetation, with shallow water woody debris structures.
POLICY EN-23	Retrofit public storm drainage systems and prioritize investments where there is a significant potential for restoring surface water quality important to preserving or enhancing aquatic life.	See discussion about storm drainage rehabilitation above.
POLICY EN-25	Restore and protect the biological health and diversity of the Lake Washington and Lake Sammamish basins in Bellevue's jurisdiction	See discussion above
POLICY EN-40	Minimize and control soil erosion during and after development	A silt curtain and a Construction Stormwater Pollution Prevention Plan

	through the use of best management practices and other development restrictions.	(CSWPPP) will be required. The CSWPPP plans shall include a site plan, notes and associated details that address the minimum erosion and sedimentation control requirements of the clearing and grading code
POLICY EN-64	Manage aquatic habitats, including shoreline and riparian (streamside) habitats, to preserve and enhance their natural functions of providing fish and wildlife habitat and protecting water quality	The project is designed to restore and improve aquatic habitats throughout the project. Specific actions include opening the storm drainage channel in the ravine and constructing a stream with many of the characteristics of a natural stream. Also included is soft stabilization with accompanying wetland restoration along the waterfront, placement of substantial amounts of spawning gravel, and building a pier that includes a bridge spanning important littoral zone.
POLICY EN-64	Give special consideration to conservation or protection measures necessary to preserve or enhance anadromous salmonids, recognizing that requirements will vary depending on the aquatic resources involved, including differing stream classification, and that additional efforts may be identified in the regional salmon recovery planning process.	See discussion above.
POLICY EN-71	Preserve a proportion of the significant trees throughout the city in order to sustain fish and wildlife habitat.	The Project goes to some length to preserve significant trees, especially in the ravine area.
Citizen Engagement		
CE-1	Encourage and facilitate expanded public participation in all planning processes. Design user-friendly	The Project as proposed rests on an extensive planning process stretching many years into the past. Formal

	processes that inform and educate the public about the substance of issues and how they can be involved.	planning began in 2007 with Council authorization to develop a park master plan and appointment of a 13-member Steering Committee to help guide the planning process. During the planning process, 21 public meetings were held by the Steering Committee between 2007 and 2009.
CE-8	Encourage community involvement through master planning of large public projects to provide a predictable review process	The Project was master planned as outlined above. As part of that effort, Implementation Principles were adopted by the Council that guided continued interaction with key community members during the entire planning and permitting experience.
Land Use		
LU-32	Acquire and maintain a system of parks, open space and other landscaped areas to perpetuate Bellevue's park-like setting and enhance the livability of the city's neighborhoods	The expansion of Meydenbauer Bay Park represented by the Project will greatly enhance the livability of both the Downtown and Northwest Bellevue as well as the city as a whole. The proposed park provides a wide range of amenities, shoreline engagement, and water-enjoyment based recreation not previously available so close to Bellevue's largest population center.

MITIGATION PLAN

MEYDENBAUER BAY PARK PHASE 1

Prepared for

City of Bellevue
Parks and Community Services Department
450 110th Avenue NE
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April 2015

TABLE OF CONTENTS

EXECUTIVE SUMMARY	ES-1
1 INTRODUCTION	1
2 CONCEPTUAL WETLAND MITIGATION PLAN	2
2.1 Summary of Project Wetland Impacts	2
2.2 Summary of Proposed Wetland Mitigation	3
2.3 Ecological Assessment of the Wetland Impact Area and Wetland Mitigation Site	4
2.4 Wetland Descriptions	6
2.5 Regulatory Framework	9
2.6 Wetland Impacts	14
2.7 Wetland Mitigation Approach	17
2.8 Proposed Wetland Mitigation Site	20
2.9 Wetland Mitigation Design	22
2.10 Ultimate Category of Wetland	22
2.11 Wetland Mitigation Site Functional Lift Assessment	22
2.12 Comparison between the Functions and Values of the Permanently Disturbed Wetlands and the Wetland Mitigation Site	25
3 NEARSHORE HABITAT IMPACTS AND MITIGATION	28
3.1 Summary of Impacts to Other (Non-wetland) Waters of the U.S.	28
3.2 Summary of Proposed Mitigation for Other (Non-wetland) Impacts to Waters of the U.S.	28
3.3 Ecological Assessment of Other (Non-wetland) Waters of the U.S.	28
3.4 Potential Impacts – Work Within Lake Washington	33
3.5 Mitigation Approach for Impacts to Other (Non-wetland) Waters of the U.S.	36
4 MITIGATION GOALS, OBJECTIVES, AND PERFORMANCE STANDARDS.....	39
4.1 Goal 1: Establish Wetland Hydrology at the Wetland Mitigation Site.....	39
4.2 Goal 2: Establish Native Plant Communities at the Wetland Mitigation Site.....	39
4.3 Goal 3: Improve Wildlife and Aquatic Habitat Structures at the Wetland Mitigation Site	40
4.4 Goal 4: Improve Nearshore Aquatic Habitat in Lake Washington	40

5	WETLAND MONITORING, MAINTENANCE, AND CONTINGENCY PLAN.....	41
5.1	Methods to Monitor Progress in Attaining the Performance Standards	42
5.2	Wetland Hydrology	42
5.3	Vegetation Monitoring	42
5.4	Habitat Use	42
5.5	Monitoring Schedule.....	43
5.6	Maintenance Actions	43
5.7	Contingency Plan.....	44
6	RESPONSIBLE PARTIES.....	47
7	REFERENCES	48

List of Tables

Table ES-1	Project Location Information.....	ES-1
Table ES-2	Project Wetland Impacts and Proposed Mitigation.....	ES-2
Table 1	U.S. Fish and Wildlife Service Wetland Classifications	9
Table 2	Summary of Wetland Sizes, Classes, and Ratings	10
Table 3	Summary of 2004 Wetland Function Rating Score Categories ¹	11
Table 4	Summary of Functions and Values 2004 Wetland Rating Scores	11
Table 5	Summary of Functions and Values 2014 Wetland Rating Scores	12
Table 6	City of Bellevue City Code Wetland Rating and Standard Buffer Width, Based on the 2004 Ecology Rating System	13
Table 7	City of Bellevue City Code Wetland Rating and Standard Buffer Width, Based on the 2014 Ecology Rating System	13
Table 8	Permanent Impacts to Wetlands.....	14
Table 9	Wetland Impact Summary	15
Table 10	Permanent Impacts to Wetland Buffers	16
Table 11	Permanent Wetland Impacts Replacement Ratios and Creation Areas Summary	19
Table 12	Summary of Wetland Mitigation Community Type Creation.....	20
Table 13	Permanent Wetland Buffer Impacts Replacement Ratios and Creation Areas Summary	20

Table 14	Wetland Mitigation Site Classification and Ratings Based on the Design Approach	23
Table 15	Summary of the Projected Functions and Values Wetland Rating Scores of the Wetland Mitigation Site	23
Table 16	Changes in Functions from Disturbed Wetlands and the Proposed Wetland Mitigation Site.....	26
Table 17	Proposed Shoreline Grading Below Ordinary High Water Mark.....	34
Table 18	Existing and Proposed Over-water Coverage	35
Table 19	Piling Removal and Installation.....	36
Table 20	Projected Calendar for Performance Monitoring and Maintenance Events....	43
Table 21	Potential Contingency Actions for the Wetland Mitigation Site	45

List of Photographs

Photo 1	View south from existing Meydenbauer Beach Park to public pier.....	30
Photo 2	Existing beach with concrete steps at Meydenbauer Beach Park.....	31
Photo 3	View looking east from the existing public pier to rock riprap bulkhead.....	31
Photo 4	Rock riprap bulkhead along central shoreline in former residential area.....	32
Photo 5	Covered boat-moorage pier and gravel beach.....	33

List of Figures

Figure 1a	Vicinity Map
Figure 1b	Project Site Aerial View
Figure 2	Existing Conditions
Figure 3	NRCS Web Soil Survey
Figure 4	USFWS National Wetland Inventory
Figure 5	Project Site Survey and Topography
Figure 6	Wetland Delineation Results
Figure 7	Composite Site Plan
Figure 8a	Planting Plan
Figure 8b–8d	Plant Schedule

LIST OF ACRONYMS AND ABBREVIATIONS

BCC	Bellevue City Code
CAO	Critical Areas Ordinance
City	City of Bellevue
Corps	U.S. Army Corps of Engineers
cy	cubic yards
Ecology	Washington State Department of Ecology
EPA	U.S. Environmental Protection Agency
HGM	hydrogeomorphic
lf	linear feet
Mitigation Plan	Meydenbauer Bay Park Phase 1 Mitigation Plan
NRCS	Natural Resource Conservation Service
NWI	National Wetlands Inventory
OHWM	Ordinary High Water Mark
PEM	Palustrine emergent
PFO	Palustrine forested
PHS	Priority Habitats and Species
Plan	Meydenbauer Bay Park and Land Use Plan
Project	Meydenbauer Bay Park Phase 1
PSS	Palustrine shrub
sf	square feet
USFWS	U.S. Fish and Wildlife Service
WDFW	Washington Department of Fish & Wildlife
Wetland Mitigation Plan	Conceptual Wetland Mitigation Plan

EXECUTIVE SUMMARY

This Mitigation Plan provides information on potential impacts to wetlands and other waters of the U.S. that may occur during implementation of the Meydenbauer Bay Park Phase 1 Project (Project). The Mitigation Plan also presents avoidance, minimization, and mitigation measures to address potential impacts.

The Project encompasses 6.7 acres of waterfront property along Meydenbauer Bay on Lake Washington (Figure 1b). It is located approximately 0.25 mile from Bellevue's downtown and Downtown Park. The Project includes the existing Meydenbauer Beach Park, located at the Project's western boundary, and extends eastward to 99th Avenue NE, the Whaling Building, and Bellevue Marina. The Project site is bordered by Lake Washington Boulevard NE to the north and Lake Washington to the south. Table ES-1 presents specific project location information.

Table ES-1
Project Location Information

Location Information	Wetland Impacts	Wetland Mitigation
County	King County	King County
Public Land Survey System Grid Location	Township 25 North, Range 5 East, Section 31	Township 25 North, Range 5 East, Section 31
Latitude, Longitude (WGS84)	473639.60, 1221240.22	473639.60, 1221240.22
Watershed	Cedar/Sammamish	Cedar/Sammamish
WRIA	8	8
Tax Parcel Numbers	4389200450, 4389201295	4389201295
Mitigation Site Location	The mitigation site is located adjacent to wetlands that will be impacted by the Project. The mitigation site is west of Wetlands A and B, and its boundaries encompass part of Wetland C.	
Construction Schedule	2017	2017

Wetland Impacts

The Wetland Mitigation Plan identifies three wetlands delineated in the Project area, identified as Wetlands A, B, and C. Under the proposed Project, three wetlands will be permanently disturbed, with a total of 0.038 acre of permanent wetland impacts (Table ES-2).

Table ES-2
Project Wetland Impacts and Proposed Mitigation

Wetland	2014 ¹ State Rating (Ecology)	Impacts (acres)	Mitigation Type	Mitigation Ratio ²	Mitigation Requirement (acres)
Wetland Impacts					
Wetland A	IV	0.026	Creation	1.5:1	0.039
Wetland B	III	0.002	Creation	2:1	0.004
Wetland C	III	0.01	Creation	2:1	0.02
Total Permanent Impacts:		0.038	Area Required Mitigation for Permanent Impacts:		0.063
Wetland Area Proposed for Mitigation:					0.11
Wetland Buffer Impacts					
Wetland A	IV	0.00	Creation	1:1	0.00
Wetland B	III	0.21 ^[3]	Creation	1:1	0.21
Wetland C	III	0.31 ^[3]	Creation	1:1	0.31
Total Buffer Impacts:		0.52	Area Required Mitigation for Buffer Impacts:		0.52
Buffer Area Proposed for Mitigation:					0.52

Notes:

1. Ecology 2015
2. City of Bellevue Land Use Code 20.25H.105
3. Wetland B and C buffers overlap; the total buffer for both wetlands is 0.52 and is not double-counted above.

Project Impacts and Mitigation to Other (Non-wetland) Waters of the U.S.

The proposed Project includes the following activities that may have potential impacts to Lake Washington:

- Removal and installation of overwater structures – net increase of 2,391 square feet (sf) of over-water coverage
- Piling installation (35 piles) and removal (38 piles)
- Other work below Ordinary High Water Mark: Excavation of 75 cubic yards (cy) of fill and placement of 1,462 cy of habitat gravel

To offset proposed impacts, the Project will complete the following mitigation activities:

- Remove existing bulkhead and restore shoreline
- Remove existing shoreline outfall and daylight stream

- Provide substantial improvements to the existing stormwater management system that will improve water quality prior to entering Lake Washington
- Install up to 65,700 sf of new native plantings within the Project site
- Restore existing upland vegetation by removing invasive species and replanting with native plants
- Remove existing debris (concrete) within the Project area within Lake Washington

Habitat restoration is an integral part of the Project, and restoration elements are designed to balance potential impacts to natural resources resulting from the construction of park improvements.

1 INTRODUCTION

The proposed Project seeks to implement a portion of the Meydenbauer Bay Park and Land Use Plan (Plan). The Project is the City's first phase in a long-term vision to "provide unequaled waterfront amenities and connect the waterfront to Downtown Park and downtown." This vision will require a multi-phase effort to implement the full Plan. The Project proposes various elements designed to create a memorable waterfront park while balancing the Project site's natural setting with public access opportunities. The Project includes habitat restoration, active and passive recreation, universal access for a variety of users, particularly pedestrians, and existing building upgrades.

2 CONCEPTUAL WETLAND MITIGATION PLAN

On June 10, 2014, Anchor QEA, LLC, performed a routine wetland delineation of the Meydenbauer Bay Park (Project area) in the City of Bellevue (City), King County, Washington, Township 25 North, Range 5 East, Section 31. A vicinity map is shown in Figure 1a, and an aerial photograph of the Project area is shown in Figure 1b. The three wetlands discussed in this report are the only wetlands identified within the Project area so no additional wetland impacts are anticipated during future project phases.

This Conceptual Wetland Mitigation Plan (Wetland Mitigation Plan) includes information about the Project, unavoidable permanent impacts to wetlands and buffers, and measures proposed to compensate for permanent impacts at an on-site mitigation area. The Wetland Mitigation Plan was prepared according to guidelines identified in *Wetland Mitigation in Washington State Part 1: Agency Policies and Guidelines* (Ecology et al. 2006a) and *Wetland Mitigation in Washington State Part 2: Developing Mitigation Plans* (Ecology et al. 2006b). These documents are the result of a multi-agency collaborative effort that includes the Washington State Department of Ecology (Ecology), U.S. Army Corps of Engineers (Corps), and U.S. Environmental Protection Agency (EPA). The content, format, and structure of the Mitigation Plan were, therefore, determined by these guidelines. This Wetland Mitigation Plan is the document of record for compliance with permit conditions.

In addition to this Wetland Mitigation Plan, Anchor QEA prepared the *Meydenbauer Bay Park Phase 1 Wetland Delineation Report* (Anchor QEA 2015a), which is provided as a companion document and is included by reference in this Wetland Mitigation Plan.

2.1 Summary of Project Wetland Impacts

The Wetland Mitigation Plan identifies three wetlands delineated in the Project area, identified as Wetlands A, B, and C. Under the proposed Project, three wetlands will be permanently disturbed, with a total of 0.038 acre of permanent wetland impacts. Of the three wetlands that will be disturbed by the Project, one is classified as Category IV and two as Category III, according to Ecology's *Washington State Wetland Rating System – Western Washington: Revised* (Hruby 2014) and *Washington State Wetland Rating Form – Western Washington, Version 2* (Ecology 2008a). Under the 2014 Ecology Wetlands Rating System,

impacts include 0.026 acre of Category IV wetland habitat and 0.012 acre of Category III wetland habitat.

Both the 2014 (Hruby 2014) and 2004 (Hruby 2004) Ecology Washington State Wetland Rating Systems are identified in this Mitigation Plan because the Bellevue City Code (BCC) Critical Areas Ordinance (CAO) (Bellevue 2014a) specifies that wetlands be classified using the 2004 Ecology wetland rating system. However, in 2014, Ecology updated their Washington State Wetland Rating System (effective date January 1, 2015) and Ecology authorization for State permits require the updated 2014 wetland rating system (Ecology 2015). Therefore, mitigation measures proposed in this Mitigation Plan are based on the 2014 Ecology wetland ratings so that the proposed mitigation measures meet State (Ecology) wetland mitigation requirements and guidelines.

All of the wetlands in the Project area will incur permanent wetland impacts because of construction activities. Wetlands A, B, and C will all experience a 100 percent loss in acreage of the existing delineated area. The three wetlands are all classified as Palustrine emergent (Cowardin et al. 1979). Figure 2 provides existing conditions within the Project area.

2.2 Summary of Proposed Wetland Mitigation

The City proposes wetland mitigation in the form of creation with the goal that the mitigation area will have a sufficient increase in function to fully mitigate for the loss of wetland function in the impacted wetland area. Compensatory mitigation for unavoidable permanent impacts to 0.038 acre of wetland associated with Project construction will include a total of 0.11 acre of created wetland mitigation area. Proposed mitigation also includes 0.52 acre of wetland buffer creation.

The site, as investigated in June and October 2014, includes areas along the Lake Washington shoreline within the existing Park as part of the Project design. The site presents excellent opportunities to improve wetland functions and values by improving the hydrologic regime, restoring native vegetation, and improving the habitat quality through the introduction of new habitat structures, such as downed wood. The goals of the wetland mitigation are as follows:

1. Establish wetland plant communities native to King County, including emergent, scrub-shrub, and forested communities
2. Improve habitat conditions for a variety of species, including resident and migratory birds and small mammals

2.3 Ecological Assessment of the Wetland Impact Area and Wetland Mitigation Site

This section provides a description of the overall Project area, including the three wetlands delineated within the Project area, the area of proposed impacts, and the proposed on-site wetland mitigation site. The results of the comparative analysis of functions and values of wetlands that will be impacted and the wetland mitigation site are presented in Section 5.

2.3.1 Topography

The topography of the Project area ranges from relatively level near the Lake Washington shoreline to very steep slopes as the Project area extends to the north. The level areas adjacent to Lake Washington are historical lakebed, prior to the construction of the Hiram M. Chittenden Locks and Montlake Cut. The site's grades have been historically disturbed, with the development of several large homes that were demolished in 2014 or are slated for demolition. The change in elevation from the Lake shoreline to Lake Washington Boulevard NE ranges from about 75 feet at the west side of the road to 65 feet at the east side, where the road intersects with 99th Avenue NE. The change in elevation from Lake Washington Boulevard NE to the Park entrance at 98th Avenue NE is about 67 feet. A topographic map of the project area is provided on Figure 5.

2.3.2 Soils

The *NRCS Web Soil Survey* (USDA 2014a) identifies three soil series in the location of the Project area: Alderwood gravelly sandy loam, 15 to 30% slopes (AgD); and Arents, Alderwood material, 6 to 15% slopes (AmC). The Alderwood gravelly sandy loam soil is the primary constituent within the Project area, including the location of the three wetlands and the proposed wetland mitigation site. According to the *Hydric Soil List for King County, Washington*, the Alderwood gravelly sandy loam soil series is a moderately drained soil and not classified as a hydric soil. The Arents, Alderwood material soil series is also moderately

drained and not classified as a hydric soil (USDA 2014b). Figure 3 shows the soil series in the study area.

2.3.3 Hydrology

The Project area is located in the Cedar-Sammamish Basin Water Resource Inventory Area 8 (Ecology 2014). Hydrologic characteristics in the Project area are influenced by regional groundwater, direct precipitation, surface water runoff, and Lake Washington. The elevation of Lake Washington is controlled by the Corps at the Hiram M. Chittenden Locks in Ballard. Typical water surface elevations are about 2 feet higher at the maximum in late spring or early summer than at their minimum in late fall or early winter. No streams were identified within the Project area. The Ordinary High Water Mark (OHWM) of the Lake shoreline was delineated as part of the investigation for the Critical Areas Report (Anchor QEA 2015b).

2.3.4 Plant Communities

Vegetation within the Project area includes a variety of native, nonnative, and ornamental tree, shrub, mowed grass (lawn), and herbaceous species associated with upland, wetland, and riparian habitat along Lake Washington. The *USFWS Wetlands Mapper for NWI Map Information* only identifies Lake Washington as a feature in the Project area and does not map any other wetland features (Figure 4). The Lake environment is mapped as lacustrine open water habitat unconsolidated bottom (L1UB) (USFWS 2014). The Washington Department of Fish & Wildlife (WDFW) Priority Habitats and Species (PHS) database (WDFW 2014) and City environmental maps (Bellevue 2014b) also identify the Lake habitat and do not identify any other wetland features within the Project area.

2.3.5 Habitat

In general, wildlife habitat in the Project area is limited under existing conditions because Lake Washington Blvd NE bisects the Project area, and the surrounding habitat includes fragmented and disturbed areas associated with residential development. Wildlife use of this area likely includes a variety of native and non-native species typical to populated areas of Western Washington. The WDFW PHS database does not identify any priority habitats or documented presence of protected species within the Project area (WDFW 2014). The

WDFW PHS database identifies the following species within the vicinity of the Project area (0.5 mile):

- Puget Sound Chinook salmon (*Oncorhynchus tshawytscha*), coho salmon (*Oncorhynchus kisutch*), sockeye salmon (*Oncorhynchus nerka*), Puget Sound steelhead (*Oncorhynchus mykiss*), and Coastal Puget Sound bull trout (*Salvelinus confluentus*) occurrence and migration are documented in Lake Washington.
- An osprey nest was mapped at the marina adjacent to the Project area in 2003. A nest has not been located at the site since 2004.

2.4 Wetland Descriptions

Three wetlands, Wetlands A, B, and C, were found in the Project area. Wetland delineation results are shown in Figures 2 and 6. All three wetlands are located entirely within the Project area boundary. As described in the following sections, two of the three wetlands (Wetlands B and C) are associated with the Lake Washington shoreline. A complete description of vegetation, soils, and hydrology data collected at sample plots established during the wetland delineation is presented in the Project Wetland Delineation Report (Anchor QEA 2015a).

2.4.1 Wetland A

Wetland A is an approximately 0.026-acre (1,130-sf) horseshoe-shaped wetland with a Palustrine emergent (PEM) vegetation class and a Slope hydrogeomorphic (HGM) class (Figures 2 and 6). Wetland A is located within one of the former residential parcels, about 50 feet from the Lake shoreline. The entire boundary of Wetland A was delineated within the Project area. Wetland vegetation is dominated by mowed grass (lawn) and creeping buttercup (*Ranunculus repens*), with watercress (*Rorippa nasturtium*) and slough sedge (*Carex obnupta*) also occurring.

Dominant buffer vegetation in Wetland A includes mowed grass (lawn) with common dandelion (*Taraxacum officinale*) and white clover (*Trifolium repens*). The wetland extends a few feet into a patch of the nonnative invasive species Himalayan blackberry (*Rubus armeniacus*) on the north, upslope end of the wetland. Himalayan blackberry extends into Wetland A but is generally rooted outside the wetland boundary.

Soils typically consisted of very dark gray silt loam to loamy sand with no redox features in the upper 7 to 8 inches, and very dark gray sandy loam with gravel and cobbles below about 8 inches. Soils in the upland plot were dark brown sandy loam with gravel with no redox features within 18 inches of the surface.

In the Wetland A sample plots, soil saturation was at the surface, with the water table typically ranging from at the surface to about 9 inches from the surface. In the upland plot, saturation was absent to 18 inches below the surface.

2.4.2 Wetland B

Wetland B is an approximately 0.002-acre (85-sf) wetland with a PEM vegetation class and a Lake-fringe HGM class (Figures 2 and 6). Wetland B is located along the Lake Washington shoreline on top of and inland of a riprap bulkhead. It appears that soil has accumulated on top of and within the crevices of the riprap above OHWM, allowing vegetation to establish. The entire boundary of Wetland B was delineated within the Project area. Wetland vegetation is dominated by mowed grass, soft rush (*Juncus effusus*), reed canarygrass (*Phalaris arundinacea*), and field horsetail (*Equisetum arvense*), with English ivy (*Hedera helix*) and orchard morning glory (*Convolvulus arvensis*) extending into the wetland area.

Dominant buffer vegetation in Wetland B includes mowed grass, field horsetail, birds-foot trefoil (*Lotus corniculatus*), English ivy, and white clover.

Soils typically consisted of very dark gray silt loam in about the upper 5 inches, with very dark gray sandy loam with gravel below about 5 inches of the surface and no redox features. Soils in the upland plot were dark brown sandy loam with no redox features within about the upper 6 inches of the surface, and brown sandy loam with gravel and cobbles and slight brown redox features below about 6 inches of the surface.

In the Wetland B sample plots, soil saturation was at the surface, with the water table typically ranging from at the surface to about 4 to 6 inches from the surface. Wetland vegetation is growing in soil on top of riprap material associated with the bulkhead and

inland of the bulkhead. The location on the riprap indicates that the Lake water contributes hydrology for the wetland. In the upland plot, saturation was absent below 18 inches from the surface.

2.4.3 Wetland C

Wetland C is an approximately 0.01-acre (450-sf) wetland with a PEM vegetation class and a Lake-fringe HGM class (Figures 2 and 6). In this area of the Park there is a riprap bulkhead that runs in front of a vertical-wall concrete bulkhead. Wetland C encompasses a narrow band of vegetation growing between the two bulkheads. Similar to Wetland B, it appears that soil has accumulated on top of and within the crevices of the riprap, allowing vegetation to establish. Only about 6 inches of soil was penetrated before hitting the riprap material. The entire boundary of Wetland C was delineated within the Project area. Wetland vegetation is dominated by soft rush, creeping buttercup, common velvetgrass (*Holcus lanatus*), and the nonnative species reed canarygrass and yellow-flag iris (*Iris pseudacorus*), with orchard morning glory extending into the wetland area.

Dominant buffer vegetation in Wetland C includes mowed grass and the shrub landscape vegetation *Berberis* (*Berberis* sp.).

Soils were only penetrable to about 6 inches before hitting riprap material. Soils typically consisted of very dark gray sandy loam with gravel and no redox features. Soils in the upland plot were brown imported topsoil material associated with landscaped areas of the Park.

In the Wetland C sample plots, soil saturation was at the surface, with the water table assumed at about 11 inches based on the Lake water level elevation, which was up to the sides of the bulkhead. The wetlands location on the riprap indicates that the Lake water contributes hydrology for the wetland. In the upland plot, saturation was absent below 18 inches from the surface.

2.5 Regulatory Framework

Guidance from USFWS, Ecology, and the City was used to determine the wetland classifications. Information and excerpts from the specific guidance language are provided in the following subsections.

2.5.1 USFWS Classification

The wetlands identified in the study area have been classified using the system developed by Cowardin et al. (1979) for use in the NWI. Table 1 lists the USFWS classifications for the three wetlands and their connection to surface waters.

Table 1
U.S. Fish and Wildlife Service Wetland Classifications

Wetland	USFWS Classification	Surface Water Connection
Wetland A	PEM	None
Wetland B	PEM	Lake Washington
Wetland C	PEM	Lake Washington

Notes:

PEM = Palustrine emergent

USFWS = U.S. Fish and Wildlife Service

2.5.2 City of Bellevue and Ecology Rating, Classification, and Functions and Values Scores

As discussed in Section 1.1, both the 2014 (Hruby 2014) and 2004 (Hruby 2004) Ecology Washington State Wetland Rating Systems are discussed in this Mitigation Plan because the BCC CAO (Bellevue 2015) specifies that wetlands be classified using the 2004 Ecology wetland rating system; however, effective January 1, 2015, Ecology authorization for State permits requires the updated 2014 wetland rating system (Ecology 2015). Under both the 2004 (Hruby 2004) and the updated 2014 Ecology (Hruby 2014) wetland rating systems, Wetland A is rated a Category IV wetland. Wetlands B and C have different ratings per Ecology's 2004 and 2014 wetland ratings systems. Wetlands B and C are both rated as Category IV wetlands under the 2004 wetland rating system and Category III wetlands under the 2014 wetland rating system. Table 2 lists the 2004 Ecology, 2014 Ecology, and local (City of Bellevue) wetland sizes, ratings, and classifications.

Table 2
Summary of Wetland Sizes, Classes, and Ratings

Wetland	Area (acres)	Hydrogeomorphic Classification	2004¹ State Rating (Ecology)	2014² State Rating (Ecology)	Local Rating (City of Bellevue)³
Wetland A	0.026	Slope	IV	IV	IV
Wetland B	0.002	Slope and Lake-fringe	IV	III	IV
Wetland C	0.01	Slope and Lake-fringe	IV	III	IV

Notes:

1. Hruby, T., 2004. *Washington State Wetlands Rating System – Western Washington: Revised*. Publication #04-06-25. Olympia, Washington.
Ecology, 2008. *Washington State Wetland Rating Form – Western Washington, Version 2*. Olympia, Washington.
2. Hruby, T., 2014. *Washington State Wetlands Rating System for Western Washington: 2014 Update*. Publication No. 14-06-029. Olympia, WA: Washington State Department of Ecology.
3. City of Bellevue 2014a. Bellevue City Code. Cited: June 1, 2014. Available from: <http://www.codepublishing.com/wa/bellevue/>

For both the 2004 (Hruby 2004) and the updated 2014 (Hruby 2014) Ecology wetland rating systems, the functions of the wetland rating categories are rated as Low, Moderate, or High. There includes the following variations between the 2004 and 2014 rating systems. For the 2004 rating system, four functions for rating are identified: water quality, hydrologic, wildlife habitat potential, and wildlife habitat opportunity. The Low, Moderate, or High rating for these four functions is based on the rating score of each function. For the updated 2014 rating system, there are three functions: Improving Water Quality, Hydrologic, and Habitat. Then, within each of these three functions there are three sub-function categories: Site Potential, Landscape Potential, and Value. Each of these sub-function categories is rated as Low, Moderate, or High. Wetland function 2004 rating categories are summarized in Table 3. Wetland functional values and scores for Wetlands A, B, and C under the 2004 Ecology rating system are shown in Table 4. Wetland functional values and scores for Wetlands A, B, and C under the 2014 Ecology rating system are shown in Table 5. Both the 2004 and 2014 Ecology wetland rating forms are provided in the Project Wetland Delineation Report (Anchor QEA 2015a).

Table 3
Summary of 2004 Wetland Function Rating Score Categories¹

Qualitative Rating of Function	Improving Water Quality Potential (Point Range)	Improving Hydrologic Potential (Point Range)	Habitat Functions Potential (Point Range)	Habitat Functions Opportunity (Point Range)
High	12 to 16	12 to 16	15 to 18	15 to 18
Moderate	6 to 11	6 to 11	7 to 14	6 to 13
Low	0 to 5	0 to 5	0 to 6	0 to 5

Note:

1. Ecology, 2008. Washington State Wetland Rating Form – Western Washington, Version 2. Olympia, Washington.

Table 4
Summary of Functions and Values 2004 Wetland Rating Scores

Wetland	Water Quality Functions Potential Score	Water Quality Opportunity (Yes/No)	Hydrologic Functions Potential Score	Hydrologic Functions Opportunity (Yes/No)	Habitat Functions Potential Score	Habitat Functions Opportunity Score	Total Functions Score¹
Total Maximum Score	16	No = 1 Yes = 2	16	No = 1 Yes = 2	18	18	100
Wetland A	1	2	2	1	3	7	14
Wetland B	4	2	0	1	4	8	20
Wetland C	4	2	0	2	4	8	20

Note:

1. Calculated as (Water Quality Functions Potential Score times Water Quality Opportunity Score) plus (Hydrologic Functions Potential Score times Hydrologic Functions Opportunity Score) plus (Habitat Functions Potential Score) plus (Habitat Functions Opportunity Score)

Table 5
Summary of Functions and Values 2014 Wetland Rating Scores

Wetland and Function	Improving Water Quality	Hydrologic	Habitat	Total Functions Score¹
Wetland A				
Site Potential	Low	Low	Low	
Landscape Potential	Low	Low	Moderate	
Value	High	Low	Moderate	
Score Based on Rating ¹	5	3	5	13
Wetland B				
Site Potential	Moderate	Low	Low	
Landscape Potential	Moderate	Moderate	Moderate	
Value	High	High	Moderate	
Score Based on Rating ¹	7	6	5	18
Wetland C				
Site Potential	Moderate	Low	Low	
Landscape Potential	Moderate	Moderate	Moderate	
Value	High	High	Moderate	
Score Based on Rating ¹	7	6	5	18

Note:

1. Potential total score per function is 9, for a potential total score of 27.

2.5.3 City of Bellevue Wetland Buffer Guidance

Appropriate minimum wetland buffers have been identified according to the current BCC (Bellevue 2014a). The BCC identifies minimum protective buffer widths based on the wetland category and the Ecology water quality and habitat rating score, per the 2004 Ecology rating system. The City does not assign buffer width for Category IV wetlands that are less than 0.06 acre (2,500 sf). Accordingly, under the 2004 Ecology rating system, Wetlands A, B, and C do not require buffers because they are less than 0.06 acre in size. Although the BCC specifies wetland ratings under the 2004 Ecology rating system, buffer widths for Category III wetlands, as described previously, the 2014 Ecology rating system have also been identified. The City will determine the final wetland ratings and minimum buffers. Table 6 summarizes City ratings and buffer widths based on the 2004 Ecology rating system. Table 7 summarizes City ratings and buffer widths based on if the City were to adopt the 2014 Ecology rating system.

Table 6
City of Bellevue City Code Wetland Rating and Standard
Buffer Width, Based on the 2004 Ecology Rating System

Study Area Wetlands	2004 State Rating (Ecology)	Local Rating (City of Bellevue)	Ecology Habitat Rating Score	City of Bellevue City Code Buffer Width (feet)
Wetland A	IV	IV	10	n/a ¹
Wetland B	IV	IV	12	n/a ¹
Wetland C	IV	IV	12	n/a ¹

Notes:

Source: City of Bellevue, 2014. Bellevue City Code. Cited: June 1, 2014. Available from: <http://www.codepublishing.com/wa/bellevue/>

1. Category IV wetlands smaller than 2,500 square feet (0.06 acre) have no buffer requirement.

Table 7
City of Bellevue City Code Wetland Rating and Standard
Buffer Width, Based on the 2014 Ecology Rating System

Study Area Wetlands	2014 State Rating (Ecology)	Local Rating (City of Bellevue)	Ecology Habitat Rating Score	City of Bellevue City Code Buffer Width (feet)
Wetland A	IV	IV	n/a ¹	n/a ²
Wetland B	III	III	n/a ¹	60
Wetland C	III	III	n/a ¹	60

Notes:

Source: City of Bellevue 2014. Bellevue City Code. Cited: June 1, 2014. Available from: <http://www.codepublishing.com/wa/bellevue/>

1. Habitat rating score under the 2014 rating system cannot be applied to the 2004 rating system.
2. Category IV wetlands smaller than 2,500 square feet (0.06 acre) have no buffer requirement.

2.5.4 Wetland Delineation and Typing Limitations

Wetland identification is an inexact science, and differences of professional opinion often occur between trained individuals. Final determinations for wetland boundaries and typing concurrence or adjustments to these are the responsibility of the regulating resource agency. Wetlands are, by definition, transitional areas; their boundaries can be altered by changes in hydrology or land use. In addition, the definition of jurisdictional wetlands may change. If a physical change occurs in the basin, or if 3 years pass before the proposed Project is undertaken, another wetland survey should be conducted. The results and conclusions

expressed herein represent Anchor QEA's professional judgment based on the information available. No other warranty, expressed or implied, is made.

2.6 Wetland Impacts

Wetlands in the Project area include wetlands with Category III and Category IV ratings according to the 2014 Ecology rating system. As discussed previously, wetland impacts and proposed mitigation measures are based on wetland ratings using the 2014 Ecology wetland rating system. Project area wetlands are small, isolated, and have been substantially disturbed by human influence and activity (i.e., landscaping and mowing).

2.6.1 Permanent Wetland Impacts

All three wetlands in the Project area will be permanently disturbed because of Project construction. One of the wetlands that will be permanently disturbed is a Category IV wetland and two are Category III wetlands according to the 2014 Ecology rating system. A summary of wetlands with permanent impacts under the Project is provided in Table 8. A summary of the classifications of wetlands with permanent impacts is provided in Table 9.

Table 8
Permanent Impacts to Wetlands

Wetland	Wetland Size (acres)	USFWS Classification	State Rating (Ecology 2014)	Local Rating (City of Bellevue)	Permanent Wetland Impact Area (acres)
A	0.026	PEM	IV	IV	0.026
B	0.002	PEM	III	IV	0.002
C	0.01	PEM	III	IV	0.01
Total					0.038

Notes:

Ecology = Washington State Department of Ecology

PEM = Palustrine emergent

USFWS = U.S. Fish and Wildlife Service

Table 9
Wetland Impact Summary

Classification System	Wetland Class	Permanent Wetland Impact Area (acres)	Percent of Total Wetlands Disturbance
USFWS (Cowardin)	PSS	0.00	0.00
	PEM	0.038	100
	PFO and PSS	0.00	0.00
	PFO and PEM	0.00	0.00
	PSS and PEM	0.00	0.00
	PFO, PSS, and PEM	0.00	0.00
Total		0.038	100
State Rating (Ecology 2014)	III	0.012	32
	IV	0.026	68
Total		0.038	100
Hydrogeomorphic	Slope	0.026	68
	Lake-fringe and Slope	0.012	32
Total		0.038	100

Notes:

Ecology = Washington State Department of Ecology

PEM = Palustrine emergent

PFO = Palustrine forested

PSS = Palustrine shrub

USFWS = U.S. Fish and Wildlife Service

2.6.2 Temporary Wetland Impacts

There are no temporary wetland impacts from Project construction in the Project area. All wetland impacts are permanent.

2.6.3 Permanent Wetland Buffer Impacts

Wetland buffers are vegetated areas surrounding a wetland boundary that protect wetlands from the effects of adjacent land use. Buffers help wetlands function by filtering storm runoff from surrounding developed land uses, trapping sediment, absorbing nutrients, attenuating high flows, and providing wildlife habitat. Buffers also physically separate wetlands from developed areas in order to lessen noise, light, chemical pollution, and other associated human-related disturbances. Due to the interconnectivity between a wetland and

the surrounding uplands, impacts to the buffer can damage the ecological functions of the wetland.

Under the 2014 Ecology rating system, Wetland A is a Category IV wetland and Wetlands B and C are Category III wetlands. Wetland A does not have a protective buffer, as the City does not assign buffer widths for Category IV wetlands that are less than 0.06 acre (2,500 sf). As described previously, under the 2004 Ecology wetland rating system, Wetlands B and C also meet the criteria of Category IV wetlands and are less than 2,500 sf in size. However, the 2014 Ecology wetland rating system is being used in this Mitigation Plan, to meet Ecology permitting requirements. As Wetlands B and C are located along the Lake Washington shoreline, about 50 percent of the buffers of these wetlands include the open water habitat of the lake instead of vegetated buffers. The dominant buffer of all three wetlands includes mowed lawn and landscape vegetation associated with the Park setting. Overall, all three wetlands will be permanently disturbed and, therefore, 100 percent of wetland buffers in the Project area will be permanently impacted by Project construction. A summary of permanent wetland buffer impacts under the Project is provided in Table 10.

Table 10
Permanent Impacts to Wetland Buffers

Wetland	State Rating (Ecology 2014)	Local Rating (City of Bellevue)	Permanent Wetland Buffer Impact Area (acres)
A	IV	IV	n/a ¹
B	III	IV	0.21 ²
C	III	IV	0.31 ²
Total			0.52

Notes:

1. Category IV wetlands smaller than 2,500 square feet (0.06 acre) have no buffer requirement.
2. Wetland B and C buffers overlap; the total buffer for both wetlands is 0.52 acre and is not double-counted above.

2.6.4 Temporary Wetland Buffer Impacts

There are no temporary wetland buffer impacts from Project construction in the Project area.

2.7 Wetland Mitigation Approach

This Mitigation Plan provides information as the basis for required Project wetland and buffer mitigation approvals by Ecology, the Corps, and City of Bellevue. The Mitigation Plan proposes to mitigate all unavoidable wetland impacts associated with the Project.

The proposed mitigation action provides compensatory mitigation for unavoidable impacts to 0.038 acre of wetland associated with the Project. Compensation for these unavoidable impacts to wetlands will be accomplished through on-site wetland creation. In total, approximately 0.11 acre of Ecology Category III Wetland habitat is proposed for wetland creation as part of the mitigation site. The BCC (Bellevue 2014a) and Ecology (Ecology et al. 2006a) both require an area replacement ratio of wetland creation to impacted Category IV wetlands of 1.5:1 and Category III wetlands of 2:1, resulting in a minimum requirement of 0.063 acre of wetland creation, 0.047 less area than the proposed mitigation creation for the Project.

The Mitigation Plan will be implemented as a condition of City of Bellevue permit approvals, Ecology water quality certification, and the Corps Section 404 permit. A 10-year monitoring plan is proposed, to evaluate whether mitigation objectives are achieved. An adaptive management and contingency plan is provided to ensure that interim performance standards are being assessed and that the desired results of the mitigation action are achieved. The Mitigation Plan has been developed to replace, to the greatest degree feasible, the conditions and functions of the wetlands and associated buffers that will be permanently impacted by the proposed Project construction.

2.7.1 Mitigation Sequencing

The following sections summarize the avoidance and minimization measures considered for the Project.

Avoidance of Impacts to Wetlands

The purpose of the Project is to improve the existing City Park while balancing the Project site's natural setting with public access opportunities.

Wetland A is located in an area where an ADA-accessible paved access trail from the parking area to the pier will be located, and design restrictions (proximity to the lake shoreline, inland slopes) prevent avoiding this small area. As described previously, Wetland A undergoes frequent disturbances as it is currently in an area that is regularly mowed. Wetlands B and C are located along the riprap bulkhead along the Lake shoreline. Proposed Park improvements include removing the riprap bulkhead to restore a more natural shoreline.

Minimization

Due to the small size of the wetlands within the Project area and the nature of the Park redevelopment, minimization measures, disturbing only portions of the wetlands, was not a feasible alternative.

Compensatory Mitigation of Wetland Impacts

Unavoidable wetland impacts will be mitigated through the establishment of a wetland mitigation site located within the Project area, west of Wetlands A, B, and C along the Lake Washington shoreline. This wetland mitigation will be accomplished in the form of wetland creation of approximately 0.11 acre (including wetland creation in the mitigation site and wetland creation in the mitigation site buffer) of current Park land under the current ownership of the City. The ultimate goal of the mitigation will be an Ecology and BCC Category III wetland composed of an appropriate mix of forested, scrub-shrub, and emergent wetland habitat, which will be created with wetland functions that match or exceed the functions of the permanently disturbed wetland habitats.

Mitigation for Buffer Impacts

To compensate for wetland buffer impacts, City of Bellevue proposes to create high-quality buffers for the wetland mitigation area at the wetland mitigation site. This wetland mitigation site will result in a total of 0.52 acre of forested and shrub scrub-shrub wetland buffer creation that will serve as a buffer for the mitigation site and as mitigation for wetland buffer impacts related to the Project. The wetland buffer will include an average 60-foot buffer inland of the wetland mitigation site (the lake will be located water-ward of the wetland), in accordance with City of Bellevue Land Use Code 20.25H.105, and will be planted with native riparian tree and shrub species (Figures 7 and 8a through 8d).

2.7.2 Wetland Replacement Ratios and Wetland Creation

The following is a summary of the permanent wetland impact proposed mitigation ratios. A summary of required and proposed wetland mitigation for Ecology wetland rating and local jurisdiction (City of Bellevue) wetland rating is provided in Table 11. A summary of Cowardin and others' (1979) wetland community types that will be created under the proposed wetland creation mitigation is provided in Table 12. Wetland buffer creation mitigation is provided in Table 13.

- Provide a minimum of 0.024 acre of Category III wetland creation at the proposed wetland mitigation site, to mitigate for 0.012 acre of impacts to Category III wetlands. This meets the BCC and Ecology Category III 2:1 mitigation creation ratio.
- Provide a minimum of 0.039 acre of Category III wetland creation at the proposed wetland mitigation site, to mitigate for 0.026 acre of impacts to Category IV wetlands; this meets the BCC and Ecology Category IV 1.5:1 wetland mitigation creation ratio.
- Total minimum wetland creation requirements is 0.062 acre.
- Total proposed wetland creation is 0.11 acre.
- Provide a minimum of 0.52 acre of wetland buffer creation at the proposed wetland mitigation site, to mitigate for 0.52 acre of impacts to Category III wetland buffer; this meets the Ecology Category III 1:1 wetland buffer mitigation creation ratio.

Table 11

Permanent Wetland Impacts Replacement Ratios and Creation Areas Summary

	Wetland Impact Area (acres)	Mitigation Ratio ¹	Minimum Wetland Mitigation Area Required (acres)	Proposed Wetland Creation Area (acres)
State Rating (Ecology) and Local Rating (City of Bellevue)—Wetland Creation				
III	0.012	2:1	0.024	0.11
IV	0.026	1.5:1	0.039	--
Total			0.063	0.11

Note:

1. Mitigation ratio is based on Washington State Department of Ecology (Ecology) and local jurisdiction (City of Bellevue).

Table 12
Summary of Wetland Mitigation Community Type Creation

USFWS (Cowardin) Classification	Proposed Wetland Mitigation Area (acres)	Percentage of Total Mitigation Area (percent)
PFO	0.03	27
PSS	0.03	27
PEM	0.05	45
Total	0.11	100

Notes:

PEM = Palustrine emergent

PFO = Palustrine forested

PSS = Palustrine shrub

USFWS = U.S. Fish and Wildlife Service

Table 13
Permanent Wetland Buffer Impacts Replacement Ratios and Creation Areas Summary

	Wetland Impact Buffer Area (acres)	Mitigation Ratio¹	Minimum Wetland Buffer Mitigation Area Required (acres)	Proposed Wetland Buffer Creation Area (acres)
Local Rating (City of Bellevue)—Wetland Buffer Creation				
III	0.52 ²	1:1	0.52	0.52
IV	0.0	n/a ³	0.0	0.0
Total			0.52	0.52

Notes:

1. Mitigation ratio is based on local jurisdiction (City of Bellevue).
2. Wetland B and C buffers overlap; the total buffer for both wetlands is 0.52 acre and is not double-counted above.
3. Category IV Wetlands smaller than 2,500 square feet (0.06 acre) have no buffer requirement.

2.8 Proposed Wetland Mitigation Site

As part of the mitigation, the City proposes on-site wetland mitigation in the form of wetland creation within the Project area (Figure 7).

2.8.1 Location

The proposed wetland mitigation site is located within the existing Park property, as shown on Figure 7 (Parcel No. 4389201295) Township 25 North, Range 5 East, Section 31: Latitude 473639.60 N and Longitude 1221240.22 W).

2.8.2 Ownership and Zoning

The mitigation site is located within the existing Park owned by the City. The mitigation site consists of 0.11 acre of wetland creation and 0.52 acre of wetland buffer mitigation, for a total mitigation area of 0.63 acre within the parcel boundaries proposed for compensatory wetland/buffer mitigation for this Project. The contact person at the City is Robin Cole, who can be reached at 425-452-2881. The zoning of the site is currently residential.

2.8.3 Rationale for Choice

The site was selected because it is located within the Project area and it has the potential for wetland habitat of higher quality than the wetlands that will be impacted. The site is adjacent to the Lake so Lake-fringe wetland habitat can be created, and it is in the location of the Ravine Subarea of the Project area, where an underground stormwater pipe is located. The existing underground stormwater pipe flows into Lake Washington and will be daylighted under the proposed Project. The daylighted drainage will be created with habitat conditions that resemble natural stream conditions; however, the drainage is not being created to support fish use. This drainage will flow through the created wetland (Figures 7 and 8a). Hydrology from this drainage feature, groundwater, and Lake Washington will provide the hydrology to support the created wetland. Because of this site's location within the landscape, it has a high potential to be successful relative to the stated mitigation goals, objectives, and performance standards (Section 4).

2.8.4 Existing Conditions and Land Use in and Adjacent to the Mitigation Site

The proposed mitigation site is located within the existing Park and is designed to meet the Project objectives of combining natural ecological features with park amenities. Existing conditions within the Project area adjacent to the mitigation site are described in Section 2.

Existing conditions of the proposed location of the mitigation site within the Park include the armored shoreline of the lake in the swim area, mowed grass, and paved trails (Figures 2 and 6).

2.9 Wetland Mitigation Design

Wetland mitigation will occur on site within the Park and will be constructed concurrently with the other elements of the Project. The mitigation site was selected based on the ability to replace the ecological functions that will be impacted by the Project. The location of the mitigation site within the Park will be within existing disturbed upland areas inland of the OHWM at a low-gradient slope. The mitigation site also includes the area where the daylighting of a currently piped drain will occur under the Project. The hydrology source will be Lake Washington and flow from the daylighted drainage channel. The wetlands will be planted with emergent vegetation, such as slough sedge (*Carex obnupta*), hardstem bulrush (*Scirpus acutus*), and creeping spike-rush (*Eleocharis palustris*). The wetland buffer will include an average 60-foot buffer, in accordance with City of Bellevue Land Use Code 20.25H.105, and will be planted with native riparian tree and shrub species. The mitigation design is shown on Figure 7, the planting plan is provided on Figure 8a, and a complete list of plant species and the plant schedule are shown on Figures 8b, 8c, and 8d.

2.10 Ultimate Category of Wetland

Upon successful implementation of this Mitigation Plan, it is anticipated that the created wetland area will be a Category III wetland according to both Ecology's 2004 and 2014 wetland rating systems. This is the result of an increase in water quality, hydrologic, and habitat functions by establishing a mosaic of PEM, Palustrine shrub (PSS), and Palustrine forested (PFO) (sapling) communities, compared to existing wetland conditions.

2.11 Wetland Mitigation Site Functional Lift Assessment

The wetland mitigation site, based on the conceptual mitigation design, was rated according to the most current 2004 Ecology wetland rating system. As described previously, wetland classifications and associated mitigation ratios for the wetland mitigation were established based on the 2014 Ecology wetland rating system to comply with current Ecology permitting guidelines. The wetland mitigation site was rated using the 2004 Ecology wetland rating methods so a functional lift analysis could be performed per Ecology's 2008 mitigation

document *Using the Wetland Rating System in Compensatory Mitigation* (Ecology 2008b), which compares disturbed wetland areas with proposed mitigation sites using the 2004 wetland rating system. The long-term goals of the wetland mitigation site are to have an established mosaic of PEM, PSS, and PFO wetland communities per the Cowardin classification. The expected classifications and ratings of the proposed wetland mitigation site are shown in Table 14. Expected water quality, hydrologic, and habitat functional values for the wetland mitigation site are shown in Table 15 and are described below.

Table 14
Wetland Mitigation Site Classification and Ratings Based on the Design Approach

USFWS (Cowardin) Classification	Hydrogeomorphic Classification	State (Ecology) and Local (City of Bellevue) Rating
PFO, PSS, and PEM	Lake-fringe and Slope	Category III

Notes:

Ecology = Washington State Department of Ecology

PEM = Palustrine emergent

PFO = Palustrine forested

PSS = Palustrine shrub

USFWS = U.S. Fish and Wildlife Service

Table 15
Summary of the Projected Functions and Values Wetland
Rating Scores of the Wetland Mitigation Site

Wetland Mitigation Site	Water Quality Functions Potential Score	Water Quality Opportunity (Yes/No)	Hydrologic Functions Potential Score	Hydrologic Functions Opportunity (Yes/No)	Habitat Functions Potential Score	Habitat Functions Opportunity Score	Total Functions Score ¹
Total Maximum Score	24	No = 1 Yes = 2	12	No = 1 Yes = 2	18	18	72
Wetland Mitigation Site	Moderate (6)	2	Low (4)	2	Moderate (10)	Moderate (11)	41

Note:

1. Calculated as: (Water Quality Functions Potential Score x Water Quality Opportunity Score) + (Hydrologic Functions Potential Score x Hydrologic Functions Opportunity Score) + Habitat Functions Potential Score + Habitat Functions Opportunity Score

Projected water quality, hydrologic, and habitat functional values for the wetland mitigation site are described in the following subsections.

2.11.1 Water Quality Functions

The proposed wetland mitigation site scores a Moderate potential to improve water quality. The vegetated zone will trap or filter sediments before entering the lake. However, the Moderate score is also due to the nature of lake-fringe wetlands, which have a maximum score of only 24 for the water quality function, instead of a maximum of 32 that other wetland types have. This is because lake-fringe wetlands typically do not improve water quality to the same extent as riverine or depressional wetlands due to lower denitrification rates, and any pollutants taken up in plant material will be more easily released into the water column when the plants die off (Ecology 2006a). The wetland mitigation site will provide opportunities to improve water quality due to the location within the Park near maintained grass areas, residential area, and roads.

2.11.2 Hydrologic Functions

The proposed wetland mitigation site scores a Low potential to reduce flooding and erosion. The low score for potential hydrologic functions is due to the nature of lake-fringe wetlands as they do not provide hydrologic function to the same extent as riverine or depressional wetlands. The maximum score for hydrologic function for lake-fringe wetlands is only 12 points instead of 32. The function of reducing shoreline erosion at the local scale was not judged to be as important as reducing peak flows and reducing erosion at the watershed scale, and should not be scored as highly (Ecology 2006a). The wetland mitigation site will provide opportunities to reduce flooding and erosion due to the proximity of human structures (park amenities) inland of the mitigation site. The lake level fluctuations are controlled by the Corps.

2.11.3 Habitat Functions

The proposed wetland mitigation site has a Moderate potential to provide improved habitat. The Moderate score for potential habitat functions is due to the vegetative structure having several Cowardin vegetation classes, plant richness, and the presence of special habitat features such as downed woody debris. The score is based on the long-term design of the mitigation

site. The plantings of vegetation to develop the intended vegetative structure of forested, scrub-shrub, and emergent Cowardin vegetation classes will take several years to develop.

The proposed wetland mitigation site has a Moderate opportunity to provide habitat for many species. The Moderate score for habitat opportunity is due to the characteristics of the wetland buffer, which will be enhanced as part of the mitigation design, the overall quality of habitat conditions near or adjacent to the wetlands, and the close proximity to other wetland habitats.

2.12 Comparison between the Functions and Values of the Permanently Disturbed Wetlands and the Wetland Mitigation Site

Ecology has produced the focus sheet, *Using the Wetland Rating System in Compensatory Mitigation* (Ecology 2008b), as a guide to estimate changes or replacement in lost functions that can occur from impacts and compensatory mitigation. The methodology includes a qualitative comparison between individual groups of functions, based on the rating of function scores as Low, Moderate, or High (Table 3), and calculates statistical variability in the function scores between the disturbed wetlands and the compensatory mitigation. The overall functions score has to increase by more than one-third to be considered a lift or replacement in functions that the mitigation site could provide. A difference of less than one-third is not considered statistically significant. The following assessment compares functions of the three wetlands in the Project area that will be disturbed and the wetland mitigation site, and was prepared in accordance with this Ecology methodology (Ecology 2008b). The qualitative comparison of functions and the statistical variability in the functions scores between the three permanently impacted wetlands and the wetland mitigation site is provided in Table 16.

Table 16
Changes in Functions from Disturbed Wetlands and the Proposed Wetland Mitigation Site

Wetland	Improvement of Water Quality		Improvement of Hydrologic Functions		Improvement of Habitat Functions		Total Rating Score
	Potential (Score)	Opportunity (Yes/No)	Potential (Score)	Opportunity (Yes/No)	Potential (Score)	Opportunity (Score)	
Wetland A							
Disturbed Wetland Rating	Low (1)	Yes	Low (2)	No	Low (3)	Moderate (7)	14
Mitigation Site Rating	Moderate (6)	Yes	Low (4)	Yes	Moderate (10)	Moderate (11)	41
Change	Low to Moderate	No Change	No Change	Change from No to Yes	Low to Moderate	No Change	27 (193%) Significant ¹
Wetland B							
Disturbed Wetland Rating	Low (4)	Yes	Low (0)	No	Low (4)	Moderate (8)	20
Mitigation Site Rating	Moderate (6)	Yes	Low (4)	Yes	Moderate (10)	Moderate (11)	41
Change	Low to Moderate	No Change	No Change	Change from No to Yes	Low to Moderate	No Change	21 (105%) Significant ¹
Wetland C							
Disturbed Wetland Rating	Low (4)	Yes	Low (0)	Yes	Low (4)	Moderate (8)	20
Mitigation Site Rating	Moderate (6)	Yes	Low (4)	Yes	Moderate (10)	Moderate (11)	41
Change	Low to Moderate	No Change	No Change	No Change	Low to Moderate	No Change	21 (105%) Significant ¹

Notes:

Source: Ecology 2008b

1. "Significant" is defined as an increase by more than one-third of the total score.

The results of the qualitative comparison of functions between the wetlands and the wetland mitigation site show variation in the potential function ratings. Because all three wetlands and the wetland mitigation site provide the opportunity to improve water quality, there is no change in the water quality opportunity. The wetland mitigation site provides the

opportunity to improve hydrologic functions because of the Park features located inland of the site that can be damaged by erosion. Wetland C also provides this function because of its location within the Park, while Wetlands A and B do not provide the opportunity to reduce shoreline erosion. Wetland B is located outside the Park boundary in property acquired by the City for the Project that does not have features that can be damaged by erosion.

Wetland A has different hydrologic function criteria than the wetland mitigation site and Wetlands B and C because it is a Slope wetland and not a Lake-fringe wetland. Lake Washington is not identified as having flooding problems because the lake levels are controlled by the Corps. Overall, there is a significant change in wetland rating scores between the wetland mitigation site and Wetlands A, B, and C.

2.12.1 Water Quality Improvement

The results of the qualitative comparison of functions between Project area wetlands and the wetland mitigation site show an improvement from a Low to Moderate function rating for potential for the mitigation site to improve water quality relative to each of the three wetlands.

2.12.2 Hydrologic Function Improvement

All three wetlands displayed no change in function rating for potential to reduce shoreline erosion between the disturbed wetlands and the wetland mitigation site.

2.12.3 Habitat Function Improvement

All three wetlands displayed an improvement from Low to Moderate in potential function rating for the mitigation site to replace habitat function. Finally, all three wetlands displayed no change in function rating in opportunity for the mitigation site to replace habitat function that would be lost under the proposed Project.

Overall, all three wetlands meet the statistically significant criteria of a lift in functions (an increase by more than one-third of the total score) between the disturbed wetlands and functions provided through the implementation of this Mitigation Plan (Ecology 2008b). Wetland A has a point difference of 27, an increase by 193 percent. Wetlands B and C both have a point difference of 21 points, an increase by more than 100 percent. Therefore, the mitigation does result in a net gain in overall functions at the mitigation site.

3 NEARSHORE HABITAT IMPACTS AND MITIGATION

In addition to wetland impacts and mitigation, the proposed Project will result in potential impacts to other waters of the U.S., specifically Lake Washington. This section describes the potential impacts of certain types of activities within key environmental elements.

3.1 Summary of Impacts to Other (Non-wetland) Waters of the U.S.

The proposed Project includes the following activities that may have potential impacts to Lake Washington:

- Removal and installation of overwater structures
- Piling installation and removal
- Other work below OHWM

3.2 Summary of Proposed Mitigation for Other (Non-wetland) Impacts to Waters of the U.S.

To offset proposed impacts, the Project will complete the following mitigation activities:

- Remove existing bulkhead and restore shoreline
- Remove existing shoreline outfall and daylight stream
- Provide substantial improvements to the existing stormwater management system that will improve water quality prior to entering Lake Washington
- Install up to 65,700 sf of new native plantings within the Project site
- Restore existing upland vegetation by removing invasive species and replanting with native plants
- Remove existing debris (concrete) within the project area within Lake Washington

3.3 Ecological Assessment of Other (Non-wetland) Waters of the U.S.

3.3.1 Lake Washington

The Project area is located on the shoreline of Lake Washington, in the Cedar-Sammamish Basin Water Resource Inventory Area 8 (Ecology 2014). The Lake Washington shoreline is designated as a shoreline critical area. The Lake Washington shoreline critical area includes lake waters, underlying lands, plus associated floodways, floodplains, marshes, bogs, swamps

and river deltas (Bellevue 2014b). The elevation of Lake Washington is controlled by the Corps at the Hiram M. Chittenden Locks in Ballard. Typical water surface elevations are about 2 feet higher at the maximum in late spring or early summer than at their minimum in late fall or early winter.

Lake Washington provides habitat for a variety of aquatic species. Bull trout, Chinook salmon, sockeye salmon, Puget Sound steelhead, and coho salmon occurrence and migration are documented in Lake Washington by WDFW (2014a and 2014b).

Martz et al.'s (1996) study in Lake Washington found a number of non-salmonid species use the littoral zone, including longfin smelt (*Spirinchus thaleichthys*), juvenile yellow perch (*Perca flavescens*), juvenile northern pikeminnow (*Ptychocheilus oregonensis*), threespine stickleback (*Gasterosteus aculeatus*), peamouth chub (*Mylocheilus caurinus*), sculpins (*Cottus* sp.), juvenile whitefish (*Prosopium williamsoni*), juvenile bass (*Micropterus* sp.), and crappie (*Pomoxis* sp.). The most numerous of these species are sculpins, threespine stickleback, and peamouth chub. Most of these species are typically found in deeper areas with extensive macrophytes, and around dock piles at the shoreline. Longfin smelt and threespine stickleback are the most numerous pelagic species in Lake Washington, and they tend to move inshore for spawning activities.

An in-water habitat survey (Anchor QEA 2015c) revealed that the lakebed substrate is relatively consistent throughout the nearshore area. Pebbles and cobbles with sand and silt in the interstitial spaces dominated the area from 0 to 50 feet from shore, particularly at the west end of the Project area, in the existing swim beach area of the Park. Where the bulkhead is present, large pieces of nonnative rock material, such as riprap and angular rock, are more present near the shoreline and in the nearshore environment. Milfoil (*Myriophyllum* spp.) is typically growing about 50 feet from shore in deeper (more than 10 feet) of water.

3.3.2 Lake Washington Nearshore

There are varying shoreline conditions within the Project site. The western extent of the shoreline is the location of the existing Meydenbauer Beach Park, which includes a public

access pier (Photo 1). The 6-foot-wide pier is 63 feet long with an 8-foot by 18-foot platform at the end of the pier; the pier provides a total of 672 sf of over-water cover. The pier has wood decking and metal railings, and it is supported by 16 – 12-inch treated wooden piles. Another single 12-inch wooden pile is located approximately 50 feet south of the pier and is used during swimming season for the swim area tie-off line.



Photo 1

View south from existing Meydenbauer Beach Park to public pier.

East of the pier, there is a gravel beach area bordered on the upland side by concrete steps, which extend approximately 125 linear feet (lf) along the shoreline (Photo 2). The beach extends east, where the shoreline armoring transitions from the concrete steps to a rock riprap bulkhead. The bulkhead extends approximately 140 lf along the existing Meydenbauer Beach Park's shoreline until it meets a 6-foot-long concrete bulkhead at the existing Meydenbauer Beach Park southeast corner (Photo 3).



Photo 2

Existing beach with concrete steps at Meydenbauer Beach Park.



Photo 3

View looking east from the existing public pier to rock riprap bulkhead.

East of the existing Meydenbauer Beach Park, the shoreline continues as rock riprap bulkhead for approximately 235 lf, where it meets a former residential area with concrete patios with rock edges (Photo 4). Four residential piers were located in this area, but were recently removed by the City, in the interest of public safety. These residential piers had

wooden decking and consisted of 3,502 sf of over-water cover, supported by 91 treated wooden piles. A covered boat-moorage pier in this area provides 434 sf of over-water coverage, and is supported by 21 piles (1 – 12 inch steel pile, 17 – 9 inch wooden piles, and 3 – 12 inch treated wooden piles) (Photo 5). Between the boat moorage area and the concrete patios, there is a small gravel beach area. East of the boat moorage area, the shoreline is oversteeped with rock and gravel until it meets the Bellevue Marina.



Photo 4

Rock riprap bulkhead along central shoreline in former residential area.



Photo 5

Covered boat-moorage pier and gravel beach.

There is limited shoreline vegetation along the entire 680 lf of the Project site's shoreline. In the central shoreline area, there is a large weeping willow (*Salix babylonica*) and some smaller willow species. The remaining shoreline area has a mix of ornamental and invasive vegetation.

3.3.3 Stream

Based on observations during a sensitive-resources investigation (Anchor QEA 2015a), the WDFW Priority Habitats and Species (PHS) database (WDFW 2014a), and City of Bellevue Critical Areas Maps (City of Bellevue 2014b), there are no streams located within the Project site.

3.4 Potential Impacts – Work Within Lake Washington

Project elements that may potentially impact shoreline and aquatic habitats include the addition of over-water cover for shoreline access purposes, vibratory pile driving associated with the pier and seasonal float, and the placement of fill below the OHWM of Lake Washington. These activities are described and quantified here.

3.4.1 Work Below Ordinary High Water Mark

Some shoreline restoration will occur by removing existing riprap and concrete bulkheads and placing habitat gravel waterward of OHWM in order to create low-gradient slopes and provide a habitat substrate for migrating juvenile salmon. Table 17 summarizes the work below OHWM.

Table 17
Proposed Shoreline Grading Below Ordinary High Water Mark

Activity	Volume (cy)
Excavation/removal below OHWM	75
Installation of habitat gravel fill	1,462

Note:

cy = cubic yard

3.4.2 Over-water Structure Removal and Installation

The Project proposes to place a pier and seasonal swim float. The Project will remove existing over-water coverage along the shoreline, including the existing Meydenbauer Beach Park public pier and the residential covered boat-moorage pier. Table 18 summarizes the existing and proposed over-water coverage.

Table 18
Existing and Proposed Over-water Coverage

Water Depth¹	Description	Removed Over-water Cover (sf)	New Over-water Cover (sf)	Net Change (sf)
0–12 feet	Former residential piers ²	3,502		-3,440
	Existing covered boat moorage pier	434		
	Existing Meydenbauer Beach Park public pier	672		
	Proposed elevated grated walkway		1,168	
	0–12 Feet Subtotal:	4,608	1,168	
12+ feet	Proposed pier:			+5,831
	Elevated grated walkway		346	
	Grated gangway		240	
	Pier float and kayak launch		4,620	
	Proposed grated seasonal swim float		625	
	12+ Feet Subtotal:		5,831	
Total Over-water Cover Change:		4,608	6,999	+2,391

Notes:

1. Measured from Ordinary High Water Mark
 2. Removed in 2013 as interim action and public safety measure
- sf = square feet

3.4.3 Piling Removal and Installation

The Project will include removal and installation of pilings associated with in-water structures. These changes are summarized in Table 19.

Table 19
Piling Removal and Installation

Structure	Pile Type	Existing (to be removed)	Proposed
Existing Public Access Pier	12-in. treated wooden	16	
Existing Swim Area Floating Rope	12-in. treated wooden	1	
Existing Covered Boat Moorage	12-in. steel	1	
	9-in. wooden	17	
	12-in. treated wooden	3	
Proposed Pier	14-in. steel		24
	16-in. steel		4
Proposed Seasonal Float	12-in. steel		2
Proposed Swim Area Rope	14-in. steel		2
Proposed Floating Rope	14-in. steel		3
Totals:		38	35

3.5 Mitigation Approach for Impacts to Other (Non-wetland) Waters of the U.S.

3.5.1 Avoidance and minimization of impacts to other waters of the U.S.

Habitat restoration is an integral part of the Project, and restoration elements are designed to balance potential impacts to natural resources resulting from the construction of park improvements.

The proposed seasonal swimming float was reduced in size by over 20 percent in response to agency feedback during pre-application meetings and a project site visit.

The proposed pier was reduced by over 40 feet in length from the conceptual design in the Meydenbauer Bay Park Land Use Plan. This reduction in size was completed to minimize the amount of habitat impact, while still meeting the purpose for the pier: to serve a variety of public access and recreational uses.

The proposed pier has been designed to acknowledge that the nearshore area (up to a water depth of 12 feet) is the area most used by and beneficial to migrating juvenile salmonids and spawning sockeye salmon. In an effort to avoid/minimize potential impacts, the design of the structure in the nearshore area was modified from a floating structure to an elevated walkway that will be up to 9 feet above the water surface. By elevating the walkway, the amount of light transmission to the nearshore aquatic habitat is anticipated to exceed that of a floating pier with 50 percent grating, which is the prescribed grating requirement for piers in Lake Washington by the WDFW.

A 400-foot-long log boom at the western extent of the Project was initially proposed to provide protection to swimmers and kayakers. However, this Project element was removed and replaced with a floating rope, in response to agency and tribal feedback.

3.5.2 Mitigation for Impacts to Other (Non-wetland) Waters of the U.S.

The Project will complete the following mitigation activities:

- Remove existing overwater coverage area: The Project has removed 3,502 sf of overwater cover (the former residential piers) and will remove the 434 sf existing covered boat-moorage pier and the 672 sf existing Meydenbauer Beach Park public pier, for a total of 4,608 sf of overwater coverage removal. All of the overwater coverage removal occurs in the nearshore area. A summary table is included in the Executive Summary.
- Remove Piling: The Project will remove all existing piling (38 piles) at the site including those associated with the existing Meydenbauer Beach Park public pier, swim area floating rope, and covered boat moorage. A summary table is included in the Executive Summary. The Project will result in a net loss of piles, as 35 are proposed and 38 are proposed for removal.
- Remove bulkhead and restore shoreline: The Project will remove the existing riprap and concrete bulkheads bulkheads and place habitat gravel waterward of OHWM, in order to create low-gradient slopes and provide a habitat substrate for migrating juvenile salmon. In total, over 350 lf of existing shoreline armoring will be removed. The restored natural shoreline will include sockeye salmon spawning gravel substrate, emergent fringe and scrub/shrub marsh, and woody riparian vegetation, with shallow

water woody debris structures. The proposed habitat gravel substrate will be a clean, washed, rounded, naturally occurring 2-inch minus gravel mix (100% less than 2 inches, 85% less than 1 inch, and greater than 40% between 0.25 and 0.75 inch).

- Remove existing shoreline outfall: The Project will remove the existing shoreline outfall in the Ravine subarea and daylight the stream to create an open channel. The shoreline nearshore area will be expanded at the mouth of the channel, where treated freshwater will enter the lake. This feature will provide refugia and feeding opportunities for migrating salmon. The channel will also include a rock weir waterfall to serve as a barrier to fish entering the channel and to prevent stranding. Proposed channel substrates will be clean, washed, rounded, naturally occurring cobble and gravel.
- Provide substantial improvements to the existing stormwater management system that will improve water quality prior to entering Lake Washington: These improvements include the following:
 - A new treatment area at the headwaters of the daylighted channel, small ponded wetland areas within the daylighted channel, and a bioretention area and vegetated swale in the Hillside subarea
 - A low-impact development stormwater treatment system that features a bioretention area and cascading rock-lined swale for treatment of view terrace parking lot runoff
- Install up to 21,825 sf of new native plantings within the nearshore area of the Project site.
- Restore existing upland vegetation by removing invasive species and replanting with native plants.
- Remove existing debris (concrete) within the project area within Lake Washington.

4 MITIGATION GOALS, OBJECTIVES, AND PERFORMANCE STANDARDS

This section describes the goals, objectives, and performance standards for the Project wetland and buffer mitigation. Goals describe the overall intent of mitigation efforts, and objectives describe individual components of the mitigation site in detail. Performance standards set the guidelines for monitoring and evaluation of Mitigation Plan implementation effectiveness.

4.1 Goal 1: Establish Wetland Hydrology at the Wetland Mitigation Site

Objective 1-1: Wetland hydrology will be established at the wetland mitigation site.

- **Performance Standard 1:** Post-construction monitoring and survey indicates that grading was completed according to the approved mitigation plans or approved modification of those plans.
- **Performance Standard 2:** Soils will be saturated to the surface, or standing water will be present within 12 inches of the surface.

4.2 Goal 2: Establish Native Plant Communities at the Wetland Mitigation Site

Objective 2-1: Plant communities will be restored by installing native trees, shrubs, and emergent species.

- **Performance Standard 1:** Average survival of all planted stock will be at least 90 percent at the end of Year 1.
- **Performance Standard 2:** Native wetland woody vegetation species cover shall be at least 25 percent by Year 3, at least 50 percent by Year 5, and 70 percent cover by Year 10.
- **Performance Standard 3:** Native upland woody vegetation species cover shall be at least 20 percent by Year 3, at least 40 percent by Year 5, and 70 percent cover by Year 10.
- **Performance Standard 4:** Native herbaceous coverage within designated emergent wetland areas shall be at least 50 percent by Year 2, 70 percent by Year 3, and 95 percent by Year 5.
- **Performance Standard 5:** Invasive, non-native plant species are maintained at levels below 20 percent total cover. Species such as creeping buttercup

may not necessarily be included in invasive cover standards as long as those species do not interfere with long-term goals.

4.3 Goal 3: Improve Wildlife and Aquatic Habitat Structures at the Wetland Mitigation Site

Objective 3-1: Provide habitat structure to benefit a variety of fauna, including but not limited to, song birds, cavity-nesting birds, insects, and mammals, by incorporating habitat features.

- **Performance Standard 1:** There will be down woody material (logs, rootwads, etc.) in the wetland mitigation site. These features will be documented in the as-built plan.
- **Performance Standard 2:** Evidence of wildlife use of the sites will be documented. This may include scat, nests, visual observations, tracks, or other evidence.

4.4 Goal 4: Improve Nearshore Aquatic Habitat in Lake Washington

Objective 3-1: Provide habitat structure to benefit a variety of fauna, including but not limited to, juvenile salmonids and other native fishes.

- **Performance Standard 1:** Replace existing 350 linear feet of bulkhead with gently graded beach.
- **Performance Standard 2:** Increase adjacent native riparian vegetation by 80 linear feet).

5 WETLAND MONITORING, MAINTENANCE, AND CONTINGENCY PLAN

To ensure success of the mitigation, a 10-year monitoring and reporting program will be implemented. Monitoring will include all created wetland and buffer habitat within the mitigation site area. Installed vegetation communities will be monitored to assess the performance of the mitigation wetlands, including monitoring at Years 1, 2, 3, 5, 7, and 10. Prior to the first monitoring visit, as-built (or Year 0) plans will be prepared to document the constructed mitigation site conditions. Any changes to the approved mitigation designs that are required by field conditions encountered during plan implementation must be documented on the as-built plans. Based on as-built plans or record drawings, monitoring will take place during the growing season, (preferably late summer or early fall) prior to leaf drop, during the first 10 years after construction, in accordance with the monitoring reporting years. A report for those years of monitoring will be submitted to the City, Ecology, the Corps, and others, if required. This report will be submitted by December 31 of the applicable year.

Seven reports (following Years 1, 2, 3, 4, 5, 7, and 10) will be prepared. A brief qualitative evaluation will occur in the off-years (Years 6 and 8). Unless particular issues are identified, the results from off-year monitoring will be summarized in the following formal reporting cycle. If issues are identified during off-years, they will be addressed immediately, triggering potential contingency actions (Section 7).

Monitoring activities will focus on the collection of hydrology, vegetation, soils, and wildlife data to evaluate, describe, and quantify to the extent possible wetland functions and compliance with the performance standards. Monitoring would also include photographic documentation of site features and the development of habitat features on the site.

Due to the relatively small size of the wetland mitigation area, sample plots will likely not be established, and monitoring will include the entire approximately 0.11-acre wetland mitigation area. All monitoring would use standard ecological techniques to sample, measure, or describe vegetation, hydrologic, and wildlife habitat conditions. General monitoring methods are described in the following subsections.

5.1 Methods to Monitor Progress in Attaining the Performance Standards

Each monitoring report will include an evaluation of the mitigation project to ensure that the goals, objectives, and performance standards are being met. The performance standards above will be monitored using the following methods.

5.2 Wetland Hydrology

Indicators of wetland hydrology will be recorded, including ponding, water marks, water-stained leaves, and soil saturation. Water elevations in test pits or wells (if installed) will be recorded.

5.3 Vegetation Monitoring

Planted and naturally colonizing vegetation will be monitored to measure both the success of the planting efforts and interspersions of wetland classes, as defined by Cowardin and others. (1979). Due to the relatively small size of the wetland mitigation area, sample plots will likely not be established, and monitoring will include the entire approximately 0.11-acre wetland mitigation area. The following information on shrub and tree vegetation will be collected:

- All plant species, in the order of dominance, based on relative percentage cover of each species within the vegetative strata
- The species composition (i.e., percentage of each species, exotic or native, planted or colonized)
- Average height and general health of each planted species

Permanent photograph stations will be established; photographs will be taken in the same direction at these stations every monitoring year.

5.4 Habitat Use

During each monitoring event, evidence that the mitigation site is being used by birds, mammals, or amphibians, will be recorded. This includes the presence of scat or other physical evidence of species presence, as well as sightings, vocalizations, etc. Formalized wildlife monitoring will not occur.

5.5 Monitoring Schedule

Monitoring events will be conducted according to the schedule presented in Table 20.

Table 20
Projected Calendar for Performance Monitoring and Maintenance Events

Year	Date	Maintenance Review	Performance Monitoring	Report Due to Agencies
0 (BA)	Soon after construction is complete		X	X
1	Summer/Fall		X	X
2	Summer/Fall		X	X
3	Summer/Fall		X	X
4	Summer/Fall		X	X
5	Summer/Fall		X	X
6	Summer/Fall	X		
7	Summer/Fall		X	X
8	Summer/Fall	X		
9	Summer/Fall			
10	Summer/Fall		X	X

Note:

BA = Baseline Assessment following construction completion.

5.6 Maintenance Actions

Maintenance will be performed regularly to address conditions that could jeopardize the success of the mitigation site. During regular monitoring visits (schedule shown in Table 20), any necessary maintenance actions will be identified and reported to the City.

Established performance standards for the Project will be compared to the monitoring results to judge the success of the mitigation project. If there is a significant problem with achieving the performance standards, the City shall develop a corrective action plan. Corrective actions may include, but are not limited to, additional plant installation, erosion control, adjustment to hydrology, and plant substitutions of type, size, quantity, and location. Maintenance and remedial action on site will be implemented immediately upon completion

of the monitoring event (unless otherwise specifically indicated below). Typical maintenance activities will include, but are not limited to, the following:

- During Year 1, replace all dead plant material to achieve 100% survival.
- Replace dead plants with the same species or a substitute species that meets the goals and objectives of the Mitigation Plan.
- Re-plant the area after reason for failure has been identified and corrected (e.g., moisture regime, poor plant stock, disease, shade/sun conditions, wildlife damage, etc.).
- Remove and control weedy or exotic invasive plants (e.g., Scot's broom, reed canarygrass, Himalayan blackberry, bindweed, purple loosestrife, etc.). Use of herbicides or pesticides within the mitigation area would only be implemented if other measures failed or were considered unlikely to be successful. Mulch rings should be maintained on trees and shrubs, until they become established.
- Remove trash and other debris.
- Prune woody plants (e.g., thinning and removing dead or diseased portions of trees and shrubs) as necessary to meet the Mitigation Plan's goals and objectives.
- Make minor excavations by hand, as needed, and after consulting with City of Bellevue, to correct surface drainage or soils moisture conditions.

5.7 Contingency Plan

Contingency plans describe what actions can be taken to correct site deficiencies. Mitigation goals, objectives, and performance standards create a baseline by which to measure if the site is performing as proposed and whether or not a contingency plan is necessary. All contingencies cannot be anticipated. The contingency plan will be flexible so that modifications can be made if portions of the final design do not produce the desired results. Problems or potential problems will be evaluated by a qualified wetland ecologist, the City, the Corps, and Ecology. Specific contingency actions will be developed, agreed to by consensus, and implemented based on all scientifically and economically feasible recommendations.

Contingency actions may include the following:

- Additional soil amendments

- Modifying grades to correct too low or too high elevations

The City will implement contingency plans on an as-needed basis. Contingency plans will be developed for review and approval by regulatory agencies, as appropriate. In addition, implemented contingency plans will be described in the next monitoring report.

Contingency plans shall be submitted by December 31 of the year in which deficiencies are discovered. A contingency plan, if required, will be submitted before construction activities. If, during the monitoring program, other maintenance needs are identified as necessary to ensure the success of the mitigation Project, they will be implemented, unless generated by third parties or acts of nature. These include soil testing and additional soil amendments or the use of broadcast fertilizer, if approved in advance by the City, the Corps, and Ecology. Specific contingency actions relative to interim performance standards are identified in Table 21. These interim standards will be used internally by the City to determine if the sites are on track to meet the main performance standards. Reports will only indicate whether the sites are meeting, are not meeting, or are on track to meet the main performance standards.

Table 21
Potential Contingency Actions for the Wetland Mitigation Site

Design Feature	Monitoring Year(s)	Interim Performance Standards	Contingency Action¹
Forest/Shrub Wetland Plantings	1	Greater than 80 percent survival of planted stock	None
Emergent Wetland Plantings		Total cover 20 percent and at least 10 percent cover by the emergent wetland species planted	None
		Total cover less than 20 percent and less than 10 percent cover by the emergent wetland species planted	Re-evaluate the suitability of the plant species for site conditions and re-establish, if necessary. Consider make-up of cover species and, if functioning, do nothing. Consider use of alternate species. Undertake additional monitoring.

Design Feature	Monitoring Year(s)	Interim Performance Standards	Contingency Action ¹
Emergent Wetland Plantings	2	Total cover 40 percent and at least 20 percent cover by the emergent wetland species planted	None
		Total cover less than 25 percent and less than 10 percent cover by the emergent wetland species planted	Re-evaluate the suitability of the plant species for site conditions and re-establish, if necessary. Consider make-up of cover species and, if functioning, do nothing. Consider use of alternate species. Undertake additional monitoring.
	5	Total cover by emergent wetland species at least 70 percent	None
		Total cover by emergent wetland species less than 70 percent	Re-evaluate the suitability of the plant species for site conditions and re-establish, if necessary. Consider make-up of cover species and, if functioning, do nothing. Consider use of alternate species. When invasive species (reed canarygrass) represent greater than 20 percent cover, control of this species in accordance with City of Bellevue "Environmental Best Management Practices" (Ordinance 5680, 6-26-06, §3)

Note:

- Contingency actions listed are only a sub-set. All contingency actions discussed above should be considered and the appropriate actions taken based on an understanding of the actual causes of poor performance.

6 RESPONSIBLE PARTIES

The responsible party and contact person for the proposed Project is:

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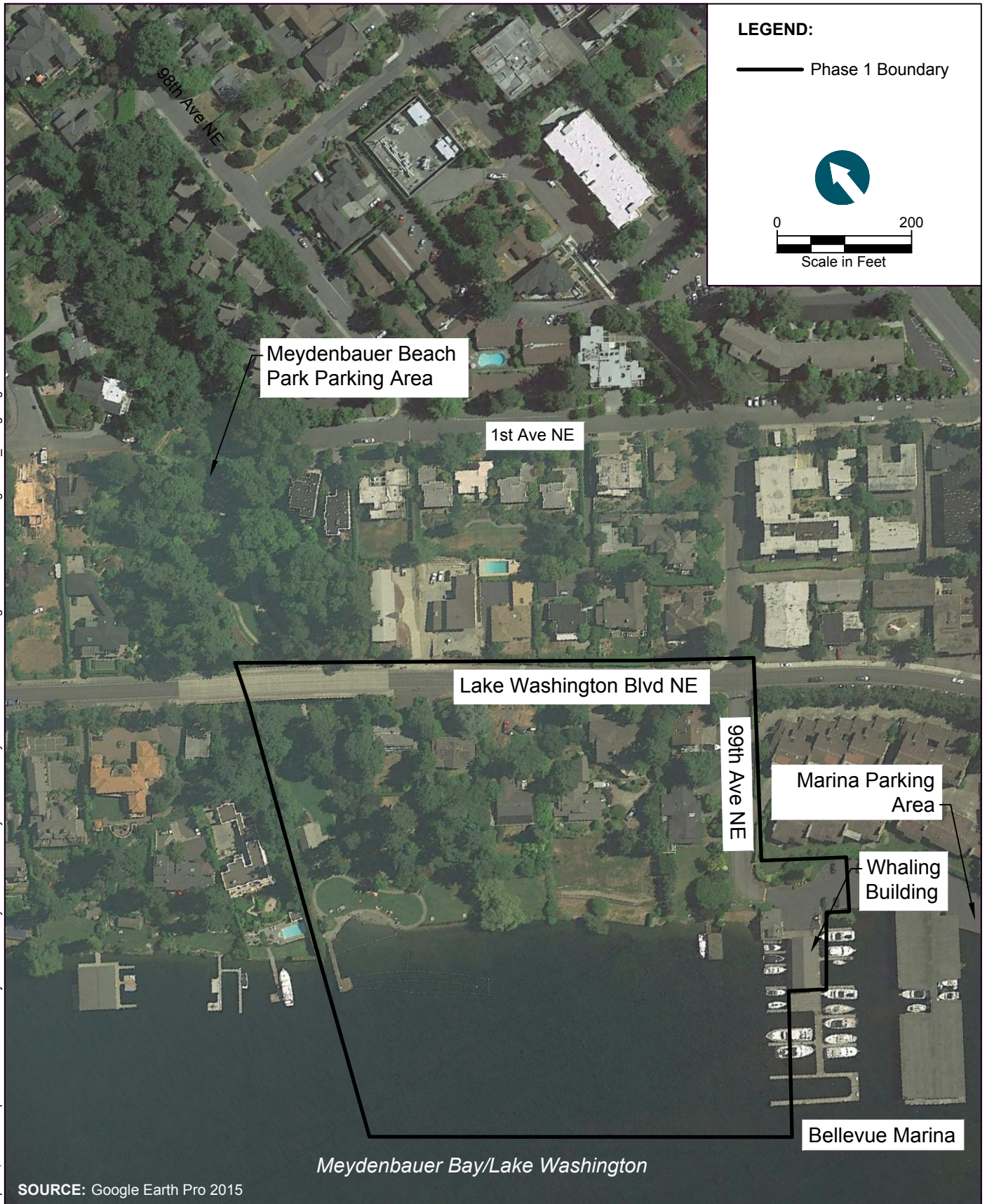
FIGURES

Figure 1a	Vicinity Map
Figure 1b	Project Site Aerial View
Figure 2	Existing Conditions
Figure 3	NRCS Web Soil Survey
Figure 4	USFWS National Wetland Inventory
Figure 5	Project Site Survey and Topography
Figure 6	Wetland Delineation Results
Figure 7	Composite Site Plan
Figure 8a	Planting Plan
Figure 8b–8d	Plant Schedule

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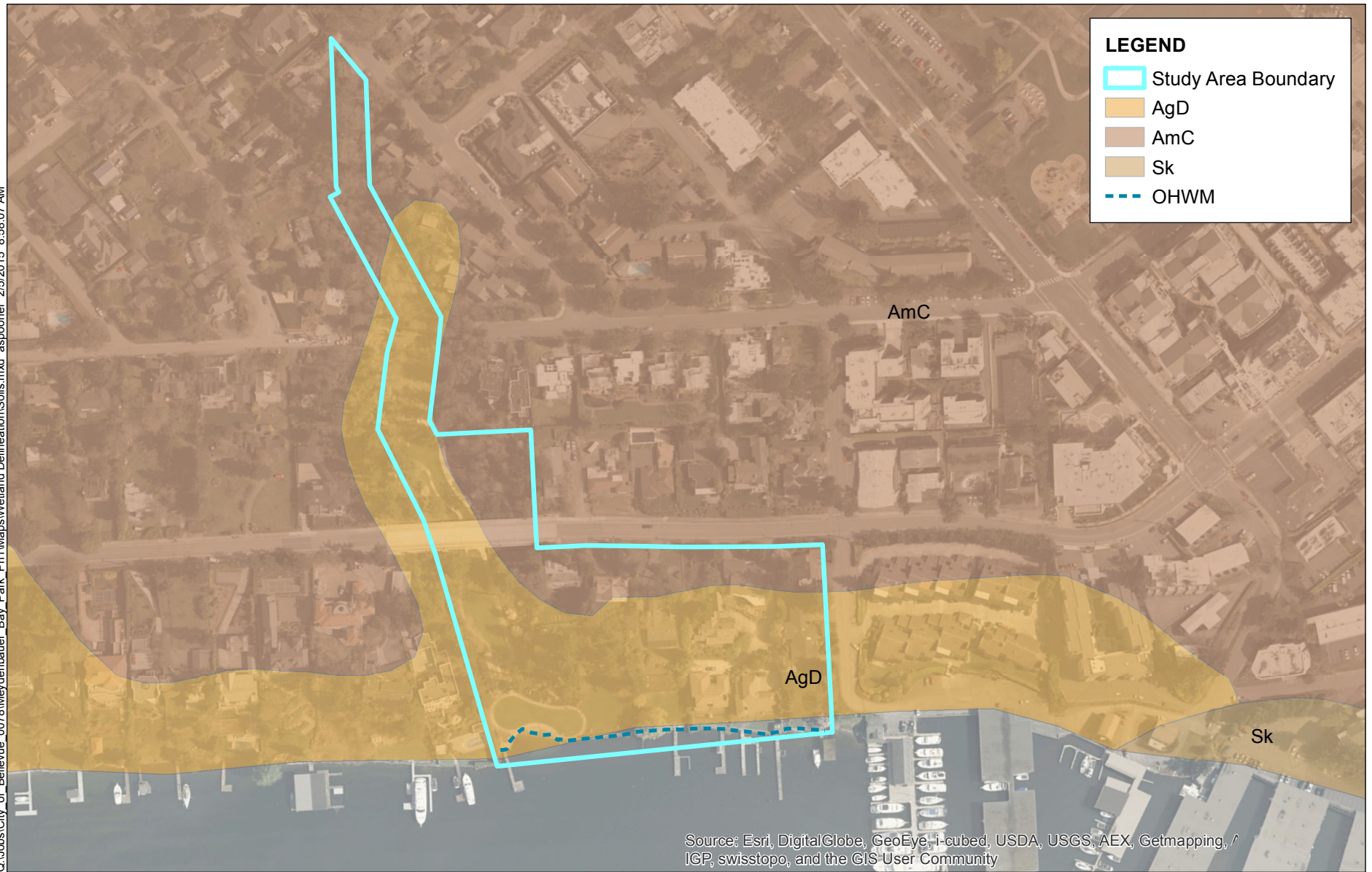


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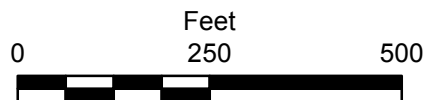
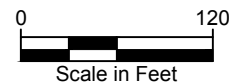


Figure 4
USFWS National Wetland Inventory
Meydenbauer Bay Park Phase 1
City of Bellevue

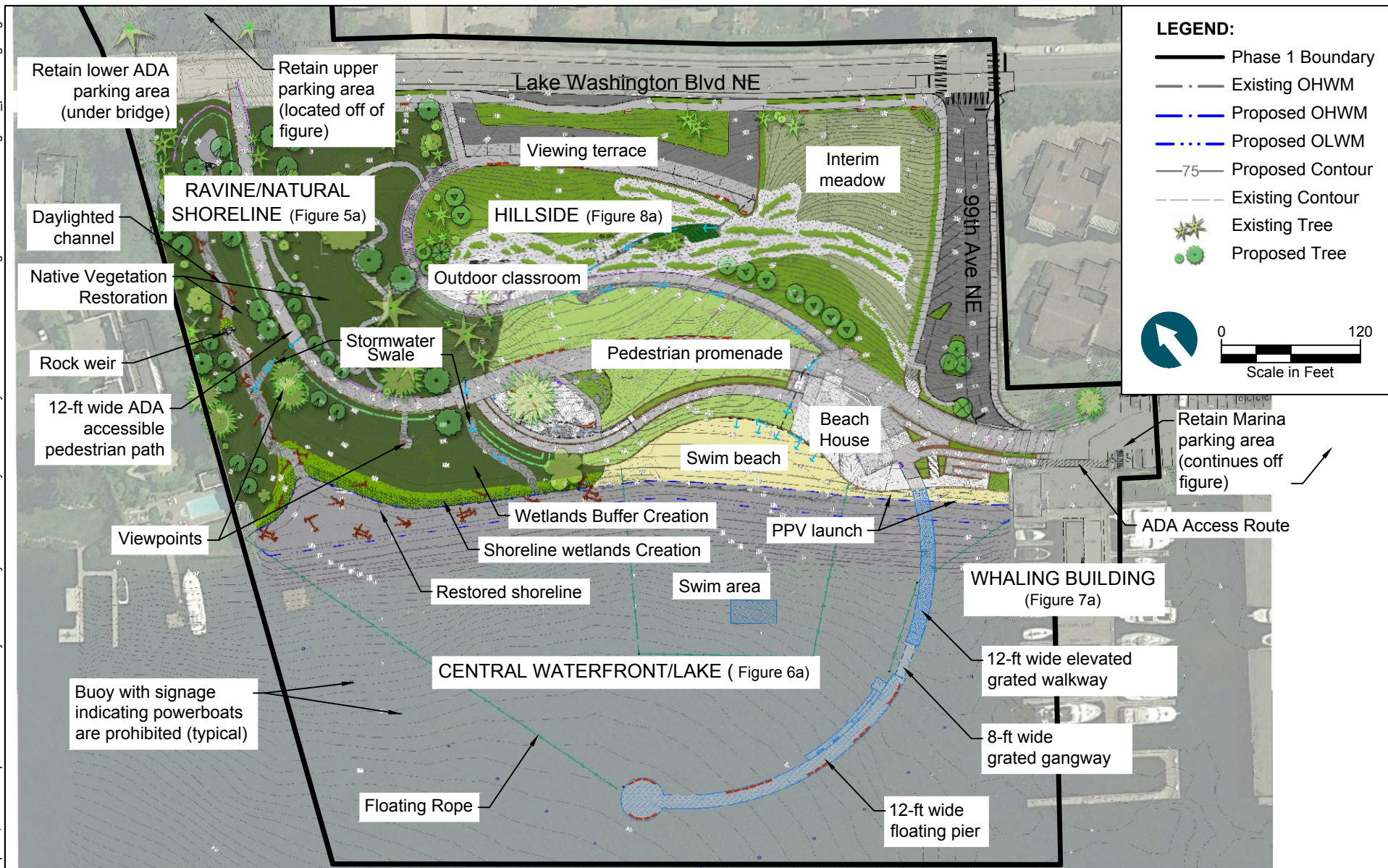


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
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PLANT SCHEDULE				
COMMON NAME	SPECIES NAME	SIZE	SPACING	REMARKS
NATIVE RESTORATION - RAVINE, SHORELINE, DAYLIGHTED CHANNEL				
UPLAND AREA				
TREES - CONIFERS				
Grand fir	<i>Abies grandis</i>	5 gallon	as shown	midbank elevation slopes
Douglas fir	<i>Pseudotsuga menziesii</i>	5 gallon	as shown	
Western red cedar	<i>Thuja plicata</i>	5 gallon	as shown	with existing shade
Western hemlock	<i>Tsuga heterophylla</i>	5 gallon	as shown	with existing shade
TREES - DECIDUOUS				
Big leaf maple	<i>Acer macrophyllum</i>	5 gallon	as shown	
Pacific dogwood	<i>Cornus nuttallii</i>	5 gallon	as shown	
Douglas hawthorne	<i>Crataegus douglasii</i>	5 gallon	as shown	
Bitter cherry	<i>Prunus emargiata</i>	5 gallon	as shown	
Cascara	<i>Rhamnus purshiana</i>	5 gallon	as shown	
SHRUBS				
Vine maple	<i>Acer circinatum</i>	5 gallon	5' O.C.	
Saskatoon serviceberry	<i>Amelanchier alnifolia</i>	2 gallon	5' O.C.	
Red osier dogwood	<i>Cornus sericea</i>	2 gallon	5' O.C.	midbank elevation slopes
Beaked hazelnut	<i>Corylus cornuta</i>	2 gallon	5' O.C.	
Tall Oregon grape	<i>Mahonia aquifolium</i>	2 gallon	5' O.C.	
Indian plum	<i>Oemleria cerasiformis</i>	2 gallon	5' O.C.	midbank elevation slopes
Mock orange	<i>Philadelphus lewisii</i>	2 gallon	5' O.C.	
Pacific ninebark	<i>Physocarpus capitatus</i>	2 gallon	5' O.C.	midbank elevation slopes
Red flowering currant	<i>Ribes sanguineum</i>	2 gallon	5' O.C.	
Nootka rose	<i>Rosa nutkana</i>	2 gallon	5' O.C.	
Red elderberry	<i>Sambucus racemosa</i>	2 gallon	5' O.C.	
Snowberry	<i>Symphoricarpos albus</i>	2 gallon	5' O.C.	
Evergreen huckleberry	<i>Vaccinium ovatum</i>	2 gallon	5' O.C.	
GROUNDCOVERS				
Salal	<i>Gaultheria shallon</i>	1 gallon	2' O.C.	shade
Low Oregon grape	<i>Mahonia nervosa</i>	1 gallon	2' O.C.	
Sword fern	<i>Polystichum munitum</i>	1 gallon	2' O.C.	
False Lily of the Valley	<i>Maianthemum dilatatum</i>	1 gallon	2' O.C.	shade
Trillium	<i>Trillium grandiflorum</i>	1 gallon	2' O.C.	
WETLAND SCRUB SHRUB AREA				
Red osier dogwood	<i>Cornus sericea</i>	Livestake	2' O.C.	
Hooker willow	<i>Salix hookeriana</i>	Livestake	2' O.C.	
Pacific willow	<i>Salix lasiandra</i>	Livestake	2' O.C.	
Scouler willow	<i>Salix scouleriana</i>	Livestake	2' O.C.	
Twinberry	<i>Lonicera involucrata</i>	1 gallon	5' O.C.	
WETLAND EMERGENT AREA				
EMERGENTS				
Slough sedge	<i>Carex obnupta</i>	10 inch³ plug	2' O.C.	
Creeping spike-rush	<i>Eleocharis palustris</i>	10 inch³ plug	2' O.C.	
Dagger-leaved rush	<i>Juncus ensifolius</i>	10 inch³ plug	2' O.C.	
Hardstem bulrush	<i>Scirpus acutus</i>	10 inch³ plug	2' O.C.	
Small-fruited bulrush	<i>Scirpus microcarpus</i>	10 inch³ plug	2' O.C.	

PLANT SCHEDULE				
COMMON NAME	SPECIES NAME	SIZE	SPACING	REMARKS
 HILLSIDE WOODLAND				
 LARGE CONIFEROUS TREES				
Grand fir	<i>Abies grandis</i>	5 gallon	as shown	
Western hemlock	<i>Tsuga menziesii</i>	5 gallon	as shown	or Mountain Hemlock
 MEDIUM TO LARGE DECIDUOUS TREES				
Katsura Tree	<i>Cercidiphyllum japonicum</i>	5 gallon	as shown	needs summer water
Flowering cherry	<i>Prunus x yedoensis</i>	5 gallon	as shown	spring, pink flowers
 TRANSPLANTED				
Japanese Maple (salvaged from onsite)				
SMALL TO MEDIUM DECIDUOUS TREES				
Vine maple	<i>Acer circinatum</i>	5 gallon	10' O.C.	plant adjacent to existing and proposed conifers
Paperbark maple	<i>Acer griseum</i>	5 gallon	10' O.C.	fall interest, bark, plant near pathways
Japanese maple	<i>Acer palmatum</i>	5 gallon	10' O.C.	with conifers, 'Inazuma' or 'Sango kaku', plant near pathways
Japanese snowbell	<i>Styrax japonicus</i>	5 gallon	10' O.C.	small ornamental tree, white flowers, plant on uphill side of outdoor classroom
SHRUBS				
Witchhazel	<i>Hamamelis sp.</i>	5 gallon	10' O.C.	winter/early spring interest, plant adjacent to pathways; multiple hybrid species for varied interest
Japanese rose	<i>Kerria japonica</i>	2 gallon	5' O.C.	early spring, yellow flower
Osmanthus	<i>Osmanthus x burkwoodii</i>	2 gallon	5' O.C.	white flowers, evergreen
Rhododendron	<i>Rhododendron sp.</i>	2 gallon	5' O.C.	
Bodnant Viburnum	<i>Viburnum bodnantense</i> "Dawn"	2 gallon	5' O.C.	winter and early spring flowers; pink
GROUNDCOVERS				
Wood anemone	<i>Anemone nemorosa</i>	1 gallon	2' O.C.	early spring flower, blue/purple/pink/white flowers
Deer Fern	<i>Blechnum spicant</i>	1 gallon	2' O.C.	shade
Common strawberry	<i>Fragaria chiloensis</i>	4" pot	1' O.C.	sun
Salal	<i>Gaultheria shallon</i>	1 gallon	2' O.C.	shade
Creeping forget-me-not	<i>Omphalodes verna</i>	4" pot	1' O.C.	semi-evergreen, late winter/early spring true blue flowers, plant with witch hazels
Western swordfern	<i>Polystichum munitum</i>	1 gallon	2' O.C.	
Sweet box	<i>Sarcococca confusa</i>	4" pot	1' O.C.	sun, evergreen, fragrant
Trillium	<i>Trillium grandiflorum</i>	1 gallon	2' O.C.	
 RAIN GARDEN				
GROUNDCOVER				
Piggyback plant	<i>Tolmiea menziesii</i>	10 inch plug	2' O.C.	
EMERGENTS				
Slough sedge	<i>Carex obnupta</i>	10 inch plug	2' O.C.	
Common rush	<i>Juncus effusus</i>	10 inch plug	2' O.C.	

PLANT SCHEDULE					
COMMON NAME	SPECIES NAME	SIZE	SPACING	REMARKS	DETAIL
LOW SHRUBS AND GROUNDCOVERS ALONG SWIMBEACH					
Common Strawberry	<i>Fragaria chiloensis</i>	4" pot	1' O.C.		
Low Oregon grape	<i>Mahonia nervosa</i>	2 gallon	5' O.C.		
Sword fern	<i>Polystichum munitum</i>	1 gallon	2' O.C.		
ENTRY LANDSCAPE					
TREES - CONIFERS					
Korean Fir	<i>Abies koreana</i>	2 inch caliber	as shown		
TREES - DECIDUOUS					
Flowering cherry	<i>Prunus someijoshino</i>	2 inch caliber	as shown	spring, white flowers	
Japanese Stewartia	<i>Stewartia pseudocamellia</i>	2 inch caliber	as shown		
SHRUBS					
Vine maple	<i>Acer circinatum</i>	5 gallon	10' O.C.		
Cornelian Cherry	<i>Cornus mas</i>	2 gallon	5' O.C.	4-season interest, mid-winter yellow flower	
Japanese spirea	<i>Spiraea japonica</i>	2 gallon	5' O.C.		
Dawn Viburnum	<i>Viburnum bodnatense</i> "Dawn"	2 gallon	5' O.C.		
GROUNDCOVERS					
Salal	<i>Gaultheria shallon</i>	1 gallon	2' O.C.		
Western swordfern	<i>Polystichum munitum</i>	1 gallon	2' O.C.		
Fragrant sarcococca	<i>Sarcococca ruscifolia</i>	4" pot	1' O.C.		
GRASSES, PERENNIALS, BULBS					
Ornamental onion	<i>Allium giganteum</i>	1 gallon	2' O.C.		
Cone flower	<i>Echinacea spp.</i>	1 gallon	2' O.C.		
Heath	<i>Erica sp</i>	4" pot	1' O.C.		
Boulder Blue fescue grass	<i>Festuca 'Boulder Blue'</i>	1 gallon	2' O.C.	low (6"-1')	
Hakone grass	<i>Hakonechloa macra 'Aurea'</i>	1 gallon	2' O.C.	yellow (2-3')	
Daylily	<i>Hemerocallis 'Stella De Oro'</i>	1 gallon	2' O.C.		
Hyacinth	<i>Hyacinthus sp.</i>	bulb			
Munstead english lavender	<i>Lavandula angustifolia 'Munstead'</i>	1 gallon	2' O.C.		
Morning light maiden grass	<i>Miscanthus sinensis 'Morning Light'</i>	1 gallon	2' O.C.	6-10'	
Porcupine grass	<i>Miscanthus sinensis 'Strictus'</i>	1 gallon	2' O.C.	4-6'	
Black mondo grass	<i>Ophiopogon planiscapus</i>	1 gallon	2' O.C.	black, low (6"-1')	
Perennial fountain grass	<i>Pennisetum alopecuroides</i>	1 gallon	2' O.C.	silvery white flowers, golden in fall	
Prince' purple fountain grass	<i>Pennisetum setaceum 'Prince'</i>	1 gallon	2' O.C.	purple, 3'	
Russian sage	<i>Perovskia atriplicifolia</i>	1 gallon	2' O.C.		

